PREPARED BY:
~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140065848 DEEDWARR
Recvd: 09/04/14 12:44 2 pgs
Fees:13.00 Taxes:468.05
20140904-0081001

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

NOTARY PUBLIC

My commission expires: 10-18-16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsa Y. Borja 7234 Althorp Way, Apt U4 Nashville, TN 37211	Magna Bank 6525 N. Quail Hollow Rd #300 Memphis, TN 38120	172-12-0-D-432.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Six Thousand Five Hundred and 00/100 Dollars ($126,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANITA RUNDELL, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELSA Y. BORJA, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit U-4, THE TOWN CENTER HOMES AT LENOX VILLAGE, as shown of record in Exhibit B1 and B6 of Instrument No. 20050324-0032209, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anita Rundell, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 17th day of April, 2006 in Instrument No. 20060417-0043576, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 7234 Althorp Way, Apt U4, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of August, 2014.

ANITA RUNDELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Anita Rundell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of August, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

Return to:
Realty Title & Escrow
2064 Cool Springs BLVD #106
Franklin, TN 37067