Davidson County	DEEDWARR
Recvd: 09/15/14 14:42	2 pgs
Fees:13.00 Taxes:690.05	
20140915-0084370	

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

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00. Julia Garside AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014. NOTARY PUBLIC My commission expires: 7-24-2017 BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Richard Cole Ford 303 Criddle Street, Unit 113 Nashville, TN 37219	FHN Bank 50 Franklin Street Clarksville, TN 37040	082-13-0-G-113.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Six Thousand Five Hundred and 00/100 Dollars ($186,500.00), 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, **BRITTNEY M. RECTOR A/K/A BRITTNEY M. SANDERS, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD COLE FORD, A SINGLE MAN**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 113, as specified on the plat shown on the First Amendment to Master Deed, on the plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, and First Amendment in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Together with Carport No. CP-#16, which Carport is a Limited Common Element as described in the Master Deed, as amended.

Being the same property conveyed to Brittney M. Rector, an unmarried woman, by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership,

BMR

dated 6/25/2009, recorded 6/29/2009, of record in Instrument No. 20090629-0060022, in the Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20090817-0076846, said Register's Office. The said Brittney M. Rector having since married and is now also known as Brittney M. Sanders.

This property was not a marital residence of the Grantor herein, and as such is not subject any homestead, dower or other marital interests contemplated by Tennessee law.

The address of the herein described property is believed to be 303 Criddle Street, Unit 113, Nashville, TN 37219, 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 12th day of September, 2014.

BRITTNEY M. RECTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Brittney M. Rector, 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 12th day of September, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 7-24-2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17