WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077730 DEEDWARR
Recvd: 10/15/14 12:45 2 pgs
Fees:13.00 Taxes:492.10
20141015-0095251

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chandin Ashley Kinkade	Regions Bank	131010D23900CO
(NAME)	(NAME)	
5025 Hillsboro Pike, # 24Y	2050 Parkway Office Cr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gina Nicole Proffitt, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chandin Ashley Kinkade, unmarried woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 and also known as Apartment No. 24Y of Georgetown Apartments, a condominium, a horizontal property regime established by Master Deed of record in Book 6079, Page 516, and according to the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gina Nicole Proffitt by Warranty Deed from Dominic F. Puglese and wife, Deborah Puglese, recorded on the 25th day of August, 2009 in Instrument No. 20090825-0079944, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Patrick Kelsey Boyle, spouse of the above named Gina Nicole Proffitt, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 5025 Hillsboro Pike, # 24Y, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of October, 2014.

Gina Nicole Proffitt

Gina Nicole Proffitt

STATE OF TENNESSEE

COUNTY OF Williamson

On this 13th day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gina Nicole Proffitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Return to:

Nations Title
404 BNA Drive
Building 200,Suite 307
Nashville, Tennessee 37217