THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091998** BILL GARRETT, Davidson County Trans:T20140081287 DEEDWARR Recvd: 10/28/14 15:35 2 pgs Fees:13.00 Taxes:384.80 20141028-0099505	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $104,000.00. Anderson Affiant Subscribed and sworn to before me, this 24th day of October, 2014. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Mary L. Hill 114 Spring Place Dr Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 085150A01400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rose Marie Elmore, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary L. Hill, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 114, as shown on the plan of Spring Place Condominiums, of record in Plat Book 6780, Page(s) 289, as amended in Book 6780, Page 265, Book 7213, Page 121, Book 7213, Page 125, Book 7242, Page 924 and Instrument No. 20020709-0082174, attached to Master Deed for Spring Place Condominiums of record in Book 3780, Page 229, and the By-Laws appended thereto of record in Book 6780, Page 265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rose Marie Elmore, unmarried by Warranty Deed from Patricia Ann Hurley, unmarried, recorded on the 4th day of January, 2006 in Instrument No. 20060104-0000962, in the Register's Office of Davidson County, Tennessee.

Frank Rubino, husband of Rose Marie Elmore, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRING PLACE, as recorded in Plat Book 6250, Page(s) 830.

Charter recorded in Book 7233, Page 933.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing SPRING PLACE Condominium of record in Book 6780, Page 229 , as amended by instrument(s) of record in Book 6780, Page 265, Book 7213, Page 121, Book 7213, Page 125, Book 7242, Page 924 and Instrument No. 20020709-0082174.

This is improved property located at 114 Spring Place Dr Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2014.

Rose Marie Elmore

Frank Rubino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rose Marie Elmore and Frank Rubino, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018