14-1-272

Register Return to:
Land Title South Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of December, 2014 by and between Cathy King, unmarried hereinafter referred to as GRANTOR, and Joshua L. Becker, unmarried man, and Brittany B. Boyce, unmarried woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Unit N-161, Jefferson Square, Section One, a Condominium. a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee as shown on the plat of Jefferson Square Section One Condominium Apartments, record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4731, page 332, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One Condominium Apartments, contained there in the Master Deed and By-Laws appended thereto, recorded in Book 4731, page 341 of the Register's Office for Davidson County, Tennessee are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cathy King, unmarried by Warranty Deed from Matthew L. Campagni, unmarried dated September 28, 2012 and recorded October 8, 2012 of record in Instrument No. 20121008-0092128, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 161 Jefferson Square, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140095953 DEEDWARR
Recvd: 12/23/14 11:23 2 pgs
Fees:13.00 Taxes:1006.40
20141223-0117351

WITNESS MY HAND on the day and year first above written.

Cathy King

INDIVIDUAL
STATE OF IN
COUNTY OF Marion

Personally appeared before me, a Notary Public of said county and state, Cathy King, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 12th day of December, 2014.

Notary Public

My Commission Expires: 9/9/16

THOMAS WAGNER
Marion County
My Commission Expires
September 9, 2016

Name and Address of Property Owner:
Joshua L. Becker and Brittany B. Boyce
161 Jefferson Square,
Nashville, TN 37215

Send Tax Statements to:
Franklin American Mortgage Co
501 Corporate Centre Drive #400
Franklin TN 37067

Map & Parcel 131-05-0-A-161.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $272,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of December, 2014.

Notary Public

My Commission Expires: 9/9/16

THOMAS WAGNER
Marion County
My Commission Expires
September 9, 2016

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