RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 11.3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheila Uselton	Fifth Third Mortgage Company	129-14-OA-013.00 CO
(NAME)	(NAME)	
6666 Brookmont Terrace, Apt 205	5001 Kingsley Drive, MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150001399 DEEDWARR
Recvd: 01/07/15 11:22 2 pgs
Fees:13.00 Taxes:318.20

20150107-0001667

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, Barbara W. Humes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sheila Uselton and Randy Uselton, wife and husband, 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:

Land in Davidson County, Tennessee, being Unit No. 205, of the Wessex Towers, a Horizontal Property Regime, created under Title 66, Section 27-101, as amended in Tennessee Code Annotated and as established by Master of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Commom Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Wessex Towers Condominium Apartments of record in Plat Book 5200, pages 142 and 143, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to BARBARA W. HUMES, by deed from MARSHALL RAFF AND WIFE, MARCIA RAFF, of record in Book 6461, page 673, dated December 6, 1984, said Register's Office. Then being further conveyed to CYNTHIA LOUISE HUMES, ROBERT LAURENCE HUMES, STEPHEN WHITE HUMES, DAVID WARREN HUMES AND BARBARA W. HUMES, by Quitclaim Deed from BARBARA W. HUMES, of record in Book 10011, page 841, dated January 10, 1996, said Register's Office. Then being further conveyed to BARBARA W. HUMES, by Quitclaim Deed from CYNTHIA LOUISE HUMES, ROBERT LAURENCE HUMES, STEPHEN WHITE HUMES, AND DAVID WARREN HUMES, of record as Instrument No. 20110131-0008531, dated January 18, 2011, said Register's Office.

Durable Power of Attorney of Barbara White Humes appointing Cindy Loflin as her Attorney in Fact recorded 12/08/2014 of record in Instrument No. 20141208-0112122, Register's Office for Davidson County, TN.

Barbara W. Humes and Barbara White Humes are one and the same person.

unimproved ☐

This is improved ☑ property, known as 6666 Brookmont Terrace, Apartment 205, Nashville, TN 37205

(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 5th day of January, 2015.

X Barbara W. Humes by Cindy Loflin, Attorney in Fact

Barbara W. Humes
by Cindy Loflin, her Attorney in Fact

State of Tennessee
County of Davidson

On this 5th day of January, 2015, before me personally appeared Cindy Loflin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara W. Humes, and who acknowledged that she executed the same as the free act and deed of Barbara W. Humes.

My Commission expires: 11/3/2015

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY