Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2015.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20150006900 DEEDWARR
Recvd: 01/28/15 11:47 2 pgs
Fees: 13.00 Taxes: 332.63
20150128-0008130

06-1412-75909

Address of New Owner:	Send Tax Bills to:	Tax Information
Loretta Sellers	Guaranteed Rate, Inc.	121-04-0-A-020.00-CO
520 Williamsburg Drive	3940 N Ravenswood	
Nashville TN 37214	Chicago, IL 60613	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janice Faye G. Whitehead, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loretta Sellers, a single woman, hereinafter called the Grantees, their successors 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. 520, on the Plan of Phase Two, Williamsburg, Condominium Units, as established by the Master Deed of record in Book 7114, Page 443; Book 7210, Page 948; and Book 7381, Page 458, and as shown on the plan of record in Book 6900, Page 266, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Elizabeth Ogburn and husband, Jonathan P. Ogburn by deed from Jean V. Hill Garrison and husband, Richard Garrison, dated March 18, 2002, recorded March 21, 2002, of record in Instrument No. 20020321-0035122, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Janice Faye G. Whitehead, an unmarried woman by deed from Susan Elizabeth Ogburn and husband, Jonathan P. Ogburn, dated February 13, 2014, recorded February 18, 2014, of record in Instrument No. 20140218-0013648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 520 Williamsburg Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23 day of January, 2015.

Janice Faye G. Whitehead

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice Faye G. Whitehead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23 day of January, 2015.

Notary Public

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066