WARRANTY DEED

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE &
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Debbie A. Treadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JANUARY, 2015.

Cassi Clark
Notary Public

MY COMMISSION EXPIRES: 5/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah Williams	Franklin American Mortgage	128 15 0B 416.00
(NAME)	(NAME) 501 Corporate Centre Drive Suite 400	
416 Post Creek Road		
(ADDRESS)	(ADDRESS) Franklin, TN 37067	
Nashville 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/03/15 13:32 3 pgs
Fees:18.00 Taxes:464.35
20150203-0010081

For and in consideration of the sum of One Hundred Twenty-Five Thousand Five Hundred And No/100 Dollars ($125,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Krista M. Darting, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sarah Williams, an unmarried woman**, hereinafter called the Grantee, her 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. 416, Post House-Bellevue Condominiums, Phase I, a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 6838, Page 445, as amended in Book 6846, Page 811, as amended of record in Book 6846, Page 821, as amended of record in Book 8047, Page 867, as amended of record in Book 8101, Page 562, as amended in Book 8626, Page 588, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Krista M. Darting, unmarried, by Warranty Deed dated July 29, 2008 from Connor M. Horn, unmarried, of record in Instrument 20080801-0079354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-142004

This is improved property, known as 416 Post Creek Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hands this 30th day of January, 2015.

Krista M. Darting

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Krista M. Darting, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of January, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-142004

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

