Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2015.

Notary Public
My commission expires: 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-1501-49356

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Brown Nickerson	Farmington Mortgage	117-03-0-A-031.00-CO
3000 Hillsboro Pike, Unit #31	2002 Richard Jones Rd, Ste 300A	
Nashville TN 37215	Nashville, TN 37215	

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, Larissa Bovetti Hillsbery, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Brown Nickerson, 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. 31, on the Plan of Versailles Apartments, as established by the Master Deed of record in Book 5168, Page 944; Book 5589, Page 367; Book 5659, Page 641; Book 5667, Page 375; Book 7770, Page 955; and Book 8434, Page 719, and as shown on the plan of record in Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larissa Bovetti by deed from Richard L. Lebow, married, dated September 12, 2006, recorded September 14, 2006, of record in Instrument No. 20060914-0114109, Register's Office for Davidson County, Tennessee. Larissa Bovetti is one and the same as Larissa Bovetti Hillsbery. Trevor Hillsbery joins in the execution of this instrument to convey any marital interest he may have in subject property.

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 3000 Hillsboro Pike, Unit #31, Nashville, TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20150013373 DEEDWARR
Recvd: 02/24/15 11:46 2 pgs
Fees:13.00 Taxes:740.00
20150224-0015764

WITNESS my hand this 13th day of February, 2015.

Larissa Bovetti Hillsbery

Trevor Hillsbery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 13th day of February, 2015.

Notary Public
State of Tennessee at Large

My Commission expires

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON