WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013400 DEEDWARR
Recvd: 02/24/15 12:43 2 pgs
Fees:13.00 Taxes:873.20
20150224-0015787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Patricia E. Herod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN M. BAERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia E. Herod	Regions Bank dba Regions Mortgage	103140A04100CO
(NAME)	(NAME)	
4500 Post Road, Unit D-41	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRANCES MACHANOFF, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA E. HEROD, AN UNMARRIED WOMAN,** 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 D-41, THE HILLWOOD, as shown on plat of record in Plat Book 5200, Page 43, revised in Plat Book 6250, Page 503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theodore Machanoff, and wife Frances Machanoff by Warranty Deed from Elaine Kaplan, unmarried, recorded on the 19th day of December, 2005 in Instrument No. 20051219-0151876, in the Register's Office of Davidson County, Tennessee. Theodore Machanoff has since died vesting title in Frances Machanoff as sole surviving tenant by the entirety.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 503 and Plat Book 5200, page 43, said Register's Office; and (c) restrictive covenants of record in Book 5280, page 464, Book 5281, page 357 and Book 6553, page 108, said Register's Office; (d) easement of record in Book 4835, page 976 and Book 4846, page 424; (e) Assignment of a Lease Agreement between The Hillwood and Mr. and Mrs. Robert Priestmeyer, dated October 1, 1977, to Irwin Hodes, Trustees, as set forth in Warranty Deed in Book 5316, Page 398, as it applies.

This is unimproved / improved X property, known as 4500 Post Road, Unit D-41, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 4th day of February, 2015.

FRANCES MACHANOFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Machanoff, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public