WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/15 09:44 2 pgs
Fees:13.00 Taxes:703.00
20150227-0016934

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of February, 2015

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelli J. Thomas	Acopia Home Loans	142-08-0B-088.00CO
813 Running Deer	1321 Murfreesboro Pike Suite 200	
Nashville, TN 37221	Nashville, TN 37217	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah L. Willinger,** unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelli J. Thomas, unmarried, and Jean C. Thomas and William T. Thomas, wife and husband,** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 88 on the Plan of Phase IV, Coronada Town Home Condominiums, of record in Book 5200, page 217, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah L. Willinger, unmarried, by deed from Jan Maria Hazelhurst, unmarried, on September 8, 2003, of record in Instrument Number 20030912-0134282, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 217, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 4901, page 679, amended in Book 5702, page 329; Book 5306, p age 241; Book 5522, page 675; and Book 5869, page 269, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 4902, page 702, as amended in Instrument Number 20100304-0016850, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 9045, page 954 and Instrument Number 20130118-0006281, Register's Office for Davidson County, Tennessee.
- Memorandums of record in Book 10237, page 775; and in Instrument Numbers 2006007-0067801; 20100330-0023625; 20100419-0029232; and 20100419-0029233, Register's Office for Davidson County, Tennessee.

This is improved property known as: **813 Running Deer, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 23, 2015.

Deborah L. Willinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah L. Willinger** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 23, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY