WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $70,000.00. AFFIANT Subscribed and sworn to me on the 27th of February, 2015. Hillary Torrence NOTARY PUBLIC My Commission Expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 15-0037

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Carolina Garcia 5515 Country Drive, Apt. 19 Nashville, TN 37211	NEW OWNER	162-05-0C-019.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PATSY SUE CLAUDE, TRUSTEE U/A/D AUGUST 23, 2005 OF THE PATSY SUE CLAUDE REVOCABLE LIVING TRUST AGREEMENT, AS AMENDED ON SEPTEMBER 18, 2008, AND FURTHER AMENDED ON JANUARY 13, 2015,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CAROLINA GARCIA, A MARRIED WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Town House 19 in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to PATSY S. CLAUDE AND HUSBAND, HOWARD R. CLAUDE, by deed from CANDACE E. MCFARLIN, MARRIED, of record in Instrument No. 20040802-0092325, dated July 28, 2004, said Register's Office. Being further conveyed to PATSY S. CLAUDE, MARRIED, by Quitclaim Deed from PATSY S. CLAUDE AND HUSBAND, HOWARD R. CLAUDE, of record in Instrument No. 20050303-0023500, dated September 14, 2004, said Register's Office. Being further conveyed to PATSY SUE CLAUDE, TRUSTEE U/A/D AUGUST 23, 2005 OF THE PATSY SUE CLAUDE REVOCABLE LIVING TRUST AGREEMENT, by Quitclaim Deed from PATSY S. CLAUDE, of record in Instrument No. 20050901-0104953, dated August 30, 2005, said Register's Office. Patsy S. Claude and Patsy Sue Claude are one and the same person.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

BILL GARRETT, Davidson County
Trans:T20150015467 DEEDWARR
Recvd: 03/03/15 09:54 2 pgs
Fees:13.00 Taxes:259.00
20150303-0018322

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated between the parties and assumed by Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This property is also known as Improved property located at 5515 Country Drive, Apt. 19, Nashville, Tennessee 37211.

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 GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 hand on February 27, 2015.

GRANTOR:

Patsy Sue Claude Revocable Living Trust Agreement U/A/D August 23, 2005, as amended on September 18, 2008, and further amended on January 13, 2015

By: Patsy Sue Claude, Trustee

Patsy Sue Claude, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Patsy Sue Claude**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Patsy Sue Claude** as such Trustee.

Witness my hand this 27th of February, 2015.

NOTARY PUBLIC

My Commission Expires: 11/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY