WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019144 DEEDWARR
Recvd: 03/17/15 08:55 2 pgs
Fees:13.00 Taxes:695.60
20150317-0022611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

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.
Leslie Larson, an unmarried woman		
(NAME)	(NAME)	
2341 Alteras Drive	People Home Equity	173090A59400CO
(ADDRESS)	(ADDRESS) 150 N. Seven Oaks	
Nashville 37211	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Eight Thousand And No/100 Dollars ($188,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Felicia Karen Colbert, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Leslie Larson, 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 Lot No. 568 as shown on the plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Felicia Karen Colbert, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 19, 2007, recorded April 23, 2007 in Instrument No. 20070423-0048158, 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.

This is improved property, known as 2341 Alteras Drive, Nashville, TN 37211

File Number: FRN-150643

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 hand this 11th day of March, 2015.

Felicia Karen Colbert

Felicia Karen Colbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Felicia Karen Colbert, an unmarried woman, 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 11th day of March, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-150643