**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0445

BILL GARRETT, Davidson County
Trans:T20150026846 DEEDWARR
Recvd: 04/10/15 10:50 2 pgs
Fees:13.00 Taxes:949.05

20150410-0031599

STATE OF FLORIDA
COUNTY OF COLLIER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00

Barbara J Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF April, 2015

Anne C. Nolan
Notary Public
State of Florida
My Commission Expires 08/17/2015
Commission No. EE 122805

Notary Public
Commission Expires: 08/17/2015

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| William Ross Purdy<br>5025 Hillsboro Pike Apt 5E<br>Nashville, TN 37215 | NEW OWNER | 131-01-0D-030.00 (CO) |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Barbara J. Townsend, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William Ross Purdy and Terri S. Purdy, husband and wife**

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 No. 30 on the Plan of Georgetown Condominium Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519 percent interest in the common elements of 5025 Hillsboro Homeowners' Association, as established by a Master Deed for Hillsboro Homeowners Association of record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413 and Instrument Number 20120823-0076049, Register's Office for Davidson County, Tennessee. Said Unit is also known as Apartment No. 5-E.

BEING the same property conveyed to Barbara J. Townsend by Warranty Deed from M-Pulse Properties, LLC, a Tennessee limited liability company, dated 10/26/10 and recorded 11/5/10 in Instrument Number 20101105-0089001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5025 Hillsboro Pike Apt 5E, 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robert Townsend, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Barbara J. Townsend.

Dated this the 7th day of April, 2015.

Barbara J. Townsend

Barbara J. Townsend

Robert Townsend

Robert Townsend

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara J. Townsend and Robert Townsend** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 900 5th Ave S, Naples, FL 34102 this 7th day of April, 2015.

Notary Public
My Commission Expires: 08/17/2015

Anne C. Nolan
Notary Public
State of Florida
My Commission Expires 08/17/2015
Commission No. EE 122805

(Notary Seal)