Davidson County DEEDWARR
Recvd: 04/27/15 09:45 3 pgs
Fees:18.00 Taxes:458.80
20150427-0037272

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2015.

Notary Public
My commission expires:

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

06-1503-75998

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Breanne K. Miller	Farmington Mortgage	109-05-0-D-083.00-CO
1637 Lincoya Bay Drive	2002 Richard Jones Rd #300A	
Nashville TN 37214	Nashville TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary V. Robinson, now Mary V. Robinson Saal, married, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Breanne K. Miller, unmarried, hereinafter called the Grantees, their successors 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. 1637, on the Plan of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, as described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unites, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary V. Robinson, unmarried by deed from Amie D. Wilson, unmarried, dated May 11, 2007, recorded May 21, 2007, of record in Instrument No. 20070521-0060171, Register's Office for Davidson County, Tennessee. Mary V. Robinson is now married to Brian Joseph Saal. Brian Joseph Saal, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to the following:
1. All matters shown on the plan of record in Instrument No. 20000918-0092189, said Register's Office.
2. Sewer Easement as set out in deed of record in Book 5406, Page 470, said Register's Office.
3. Easement Agreements of record in Book 6185, Page 216, Book 7498, Page 726, as amended in Instrument No. 20000331-0032369, and Instrument No. 20021204-0149457, said Register's Office.
4. Subject to Restriction of record in Instrument No. 20021204-0149456, Register's Office.
5. Subject to Charter of Cottages at Williams Bend Townhouse Corp. of record in Instrument No. 20060314-0028980, said Register's Office.
6. Subject to dedication of common area to Homeowner's Association of record in Instrument No. 20061229-0161140, said Register's Office.

This property is improved property known as 1637 Lincoya Bay Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 24th day of April, 2015.

Mary V. Robinson Saal

Brian Joseph Saal

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary V. Robinson Saal and Brian Joseph Saal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Ft. Lauderdale, fl, this 24th day of April, 2015.

Maria C. Macias
Notary Public
Davidson

My Commission expires June 20, 2017

MARIA C. MACIAS
Notary Public - State of Florida
My Comm. Expires Jun 20, 2017
Commission # FF 029946

True Copy Certification

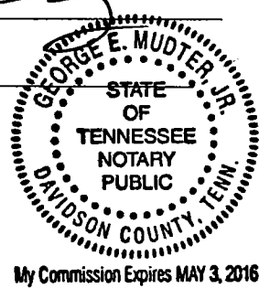
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016