WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7431 PRESTON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Lisa K Preston	Lisa K Preston	117030B09300CO
1912 18th Ave S	1912 18th Ave S	
Nashville, TN 37212	Nashville TN 37212	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ESTATE OF MELBA HOWARD BURROUGHS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LISA K PRESTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2601 Hillsboro Pike #F-14, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 28th day of April, 2015.

Estate of Melba Howard Burroughs

BY: Thomas Pratt Burroughs Jr EXECUTOR
Thomas Pratt Burroughs Jr, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Thomas Pratt Burroughs Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Executor of ESTATE OF MELBA HOWARD BURROUGHS, the within named barganor, an estate, and that Thomas Pratt Burroughs Jr, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said estate for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of April, 2015.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20150033476 DEEDWARR
Recvd: 05/01/15 14:13 2 pgs
Fees:13.00 Taxes:407.00
20150501-0039597

EXHIBIT A - LEGAL DESCRIPTION

Unit No. F-14, Parcel No. 93, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed from Andrews Properties, Inc. and Cherokee Properties, Inc. to Melba H. Burroughs, as recorded on the 9th day of April, 1980 in Deed Book 5588, Page 903 and Probate Docket No. 14P-1557, in the Register's Office of Davidson County, Tennessee.

Melba H. Burroughs having since died August 24, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 154 as revised in Plat Book 5200, Page 201, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER CONDOMINIUM APARTMENTS of record in Book 5434, Page 665, as corrected in Book 5487, Page 967; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Rules and Regulations of Villager Condominium as set forth in instrument recorded in Instrument No. 20090616-0055824.