Davidson County DEEDWARR
Recvd: 05/29/15 14:50 3 pgs
Fees:18.00 Taxes:924.63
20150529-0049854

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,900.00**

Ashley Reiss
Affiant

Subscribed and sworn to before me, this 28th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 6-5-16
(AFFIX SEAL)

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Martin Hansberry	Regions Bank dba Regions Mtg.	171-03-0B
(NAME)	(NAME)	(MAP)
641 Old Hickory Blvd., Unit #204	2050 Parkway Office Circle	079.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Barbara D. Kidd, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto George Martin Hansberry, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Phase One Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, Page 364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara D. Kidd by Warranty deed from Radnor Homes, Inc. a Tennessee Corporation of record in Book 10888, page 398, Register's Office for Davidson County, Tennessee, dated March 30, 1998 and recorded on April 16, 1998

Being also known as 641 Old Hickory Blvd. #204 Brentwood, TN 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 641 Old Hickory Blvd., Unit #204 Brentwood, Tennessee 37027

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

* unmarried man

Witness my/our hand(s) this 28th day of May, 2015.

Barbara D. Kidd

Barbara D. Kidd

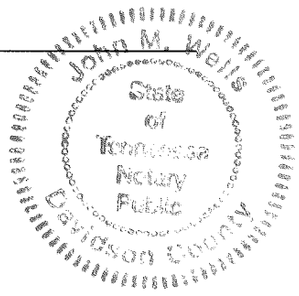
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara D. Kidd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of May, 2015.

Notary Public

My Commission Expires: 7/10/2015



True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY