BILL GARRETT, Davidson County
Trans:T20150050848 DEEDWARR
Recvd: 06/25/15 09:11 2 pgs
Fees:13.00 Taxes:1258.00

20150625-0060929

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2015.

Notary Public

My commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janet M. Allison	Wells Fargo Bank	**Map\Parcel: 171-03-0B-179.00-CO**
641 Old Hickory Blvd. Unit 431	3801 4th Ave S 2nd Floor	
Nashville, TN 37027	Minneapolis, MN 55408	

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 ACKNOWLEDGE, WE,

Linda L. Jones, a single woman

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

Janet M. Allison, a single woman

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 Lot No. 119C on the First Revision of Phase One, Section Four, Townhomes of Fredericksburg, of record in Plat Book 9700, page 648, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Linda L. Jones, a single woman by Warranty deed from Marjorie M. Hendriksen, a single woman of record in Instrument No. 20030403-0044140 Register's Office for Davidson County, Tennessee, dated April 01, 2003 and recorded on April 03, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in PUD Boundary Plat Book 7900, page 509 and Plat Book 9700, page 648, Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9500, Page 393, Book 9860, page 840, Book 9698, pages 81and 124, Book 10208, page 760, 801 & 811, Book 10126, page 435, amended in Book 10224, page 683, Book 10126, page 489, amended and corrected in Book 10294, page 850, Book 10393, page 11, Book 10623, pages 835, 839 & 889, Book 10628, page 517, Book 10694, page 541, Book 10895, Page 778, Book 10951, page 547 and Instrument 200007180070558, re-recorded in Instrument 200507050076596, By-Laws in Book 8920, page 45, Book 10126, page 486, amended in Book 10275, page 959, Book 10694, Page 539, Book 11550, page 554 and Instrument No. 20150102-0000219, Fredericksburg Amenities Area Deed in Book 9443, page 538, Charter for HOA in Book 8920, page 40, Book 10126, page 430 and Book 11550, page 529, Easements in Book 7358, page 643, Book 7993, page 269, Book 7851, page 712, Book 9607, page 431, Book 9698, page 81, Book 9698, page 124 Book 10709, page 143, Book 10012, page 756 and Instrument Number 20000516-0049387, Articles of Merger for Radnor Homes Surviving Corporation name change to Radnor Homes, Inc. of record in Book 10947, Page 572, Restrictions of record as Instrument Number 20030403-0044140, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **641 Old Hickory Blvd. Unit 431 Nashville, TN 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 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.

Witness my hand this 22nd day of June, 2015.

Linda L Jones
Linda L. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Linda L. Jones the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2015.

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

Notary Public

My Commission Expires: 10/2/17

File #: **150188**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027