BILL GARRETT, Davidson County
Trans:T20150081819 DEEDWARR
Recvd: 09/25/15 12:38 2 pgs
Fees:13.00 Taxes:965.70
20150925-0097669

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1364

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF September, 2015

Notary Public
Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Letisha R. Roney 552 Indian Lake Road Hendersonville, TN 37075	Letisha R. Roney 552 Indian Lake Road Hendersonville, TN 37075	104150E00200CO

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,

Wendy C. Lawson, unmarried

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

Letisha R. Roney and husband, James R. Roney, Jr.

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. 2503-B in Blair Boulevard Condominiums, a horizontal property regime, located on Blair Boulevard, Davidson County, Tennessee, and described in a Master Deed and the Plat attached thereto, of record in Instrument No. 20020107-0001914, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Blair Boulevard Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20020107-0001914, and the plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said unit also comprises Lot No. 1, Resubdivision of Lot No. 93 on the Map of Sunset Park, of record in Plat Book 4885, page 39 (erroneously referred to as page 34 in the previous deed of record), Register's Office for said county.

Being the same property conveyed to Wendy C. Lawson, unmarried, by Warranty Deed from Billy K. Perryman, married, dated 07-28-2010 and recorded 07-30-2010 in Instrument No. 20100730-0059755, 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: 2503 B Blair Blvd., Nashville, TN 37212.

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.

Dated this the 21st day of September, 2015.

Wendy C Lawson by emily Jones, atty in fact

Wendy C. Lawson
By: Emily Jones, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 21st day of September, 2015, before me personally appeared Emily Jones to me known to be the person who executed the foregoing instrument on behalf of Wendy C. Lawson, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Wendy C. Lawson.

Witness my hand and official seal at Brentwood Tennessee, this 21st day of September, 2015

Tracey Perry
Notary Public

Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019