WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082799 DEEDWARR
Recvd: 09/29/15 12:59 2 pgs
Fees:13.00 Taxes:1193.25
20150929-0098844

R-VRES-15-511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JENNIFER R LEDFORD	**Bank of America, N.A**	
(NAME)	(NAME)	
511 Garfield Street	**4909 Savarese Circle**	**081-08-0-U-004.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Tampa, FL 33634**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MICHAEL LANIGAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER R LEDFORD** ,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4, GARFIELD PLACE TOWNHOMES, as shown in Exhibit "A" of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120809-0071219, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Lanigan, unmarried by Warranty Deed from R. J. York Homes, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0069283, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "A" of Instrument No. 20120809-0071219, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions establishing Garfield Place Townhomes recorded in Instrument No. 20120809-0071219, said Register's Office.
- Easement for Sewer, recorded in Instrument No. 20090929-0090290, said Register's Office.
- Easement for Sewer, recorded in Instrument Nos. 20090824-0079717 and 20090929-0090320, said Register's Office.
- Restrictions for Stormwater Facilities and Systems recorded at Instrument No. 20121210-0113616, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **511 Garfield Street, Nashville, Tennessee 37208**.

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 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 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.

** A single woman

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2015.

Michael Lanigan

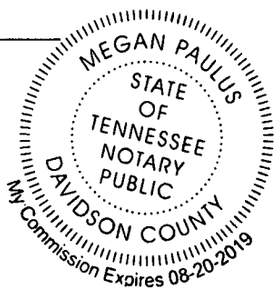
Maygan Gene Chase, spouse of Michael Lanigan, hereby joins in this conveyance and does transfer and convey any and all marital interest Maygan Gene Chase may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL LANIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

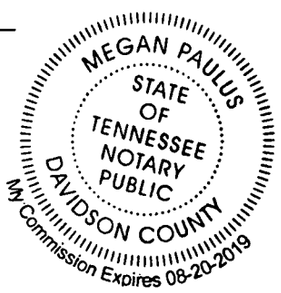


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAYGAN GENE CHASE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212