BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156818

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103053 DEEDWARR
Recvd: 12/07/15 08:58 2 pgs
Fees:13.00 Taxes:669.70
20151207-0122802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Amanda Leigh Ward
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015.

NOTARY PUBLIC

My commission expires: _____

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Leigh Ward, Unmarried 481 Huntington Ridge Drive Unit 481 Nashville, TN 37211	SAME	161 11 0A 104.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty One Thousand and 00/100 Dollars ($181,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KAREN WHITE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMANDA LEIGH WARD, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 104, on the Plan of Huntington Ridge Townhouses, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 4729, Page 687, Book 4489, Page 905, Book 5394, Page 243, and Instrument No. 20110331-0024865, and as shown on the plan of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen White, an unmarried woman by Warranty Deed, dated September 24, 2012, and recorded on October 3, 2012, of record in Instrument # 20121003-0090532, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 481 Huntington Ridge Drive Unit 481, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of December, 2015.

Karen White

KAREN WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karen White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of December, 2015.

Notary Public

Shameka Johnson

Printed Notary Name

My commission expires: _____

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017