**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1769

BILL GARRETT, Davidson County
Trans:T20150104461 DEEDWARR
Recvd: 12/10/15 12:52 2 pgs
Fees:13.00 Taxes:660.45
20151210-0124407

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF December, 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 |
|---|---|---|
| Joe R. Gaines<br>5025 Hillsboro Pk. #11G<br>Nashville, TN 37215 | Atlantic Bay Mortgage Group, LLC<br>596 Lynnhaven Parkway, Suite 200<br>Virginia Beach, VA 23452 | 131-01-0D-075.00 (CO) |

# 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,

**Amanda K. Gaines Davis f/k/a Amanda K. Gaines, married**

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

**Joe R. Gaines and Lochiel A. Gaines**

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 75, also known as Apartment 11-G as shown on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, as established under Master Deed of record in Book 5211, Page 325, et seq., as amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413, Instrument Number 20120731-0067332 and Instrument Number 20120823-0076049, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Amanda K. Gaines, a single woman, by Warranty Deed from Kendall M. Ibarra F/K/A Kendall M. Hill, dated 12/31/10 and recorded 1/19/11 in Instrument Number 20110119-0005237, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute

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: 5025 Hillsboro Pk. #11G, Nashville, TN 37215.

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 3 day of December, 2015.

Amanda K. Gaines Davis

STATE OF North Carolina
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Amanda K. Gaines Davis**
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 at Winston-Salem, North Carolina this 3rd day of December, 2015.

Notary Public
My Commission Expires: Oct 2nd, 2016

MARIEYINK SEGOVIA
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Oct. 2, 2016

(Notary Seal)