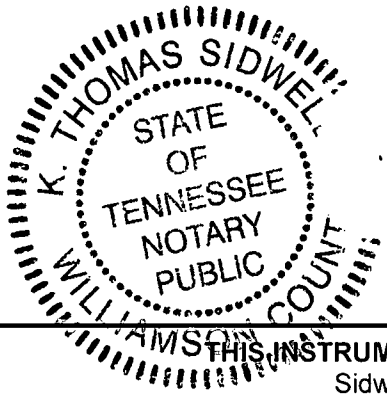
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Susan Lacour | NEW OWNER | 142-06-0C-007.00-C |
| (NAME) | (NAME) | |
| 732 Albar Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20150106177 DEEDWARR
Recvd: 12/16/15 10:29 2 pgs
Fees:13.00 Taxes:612.35
20151216-0126413

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas J. Buida III**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Susan Lacour, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a Condominium Apartment in Davidson County, Tennessee, being Unit No. 60A, on the plan of Section Four, Doral Country Villa, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5050, Page 61, and as established by Master Deed of record in Book 5011, Page 395 and in Book 5157, Page 252, as amended of record in Book 5157, Page 254, Instrument No. 200705040-053687 and Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete details of description, together with the said apartment's appurtenant undivided in the general and limited common elements of the condominium.

Being the same property conveyed to Thomas J. Buida III by Warranty Deed from Lesile Jean Fenkl, an unmarried person, dated 06/19/2015 recorded on 6/25/2015 of record in Instrument No 20150625-0061361, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2016 and subsequent years, a lien not yet due and payable. 2015 taxes have been prorated between the Grantor and Grantee.
All matters shown on the plat of record in Plat Book 5050, Page 61, in the Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 5011, Page 395, as amended of record in Book 5157, Page 252, Book 5157, Page 254, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20151130-0120647, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
Conveyance of common area to the Homeowners Association of record in Book 5400, Page 89, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 732 Albar Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 10th day of December, 2015.

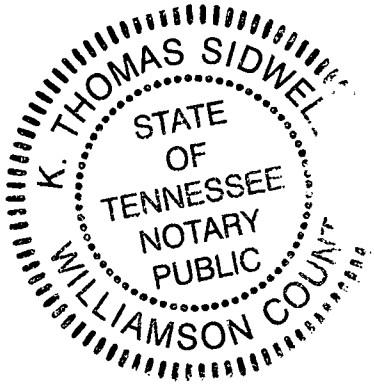
Thomas J. Buida III

State of Tennessee
County of Williamson

Personally appeared before me Thomas J. Buida III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2015.

Notary Public
My Commission Expires: 11/15/17




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**