WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/15 08:27 3 pgs
Fees:18.00 Taxes:1100.38
20151222-0128318

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 297,400.00

Affiant

Subscribed and sworn to before me this 11th day of December, 2015

Notary Public
My Commission expires: 7/8/18
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maritza M. Lindsay	Maritza M. Lindsay	155-08-0-C-099.00CO
6724 Autumnwood Drive	6724 Autumnwood Dr.	
Nashville, TN 37221	Nashville, TN 37221	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frances Rajotte, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maritza M. Lindsay,an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 99 on the plan of Poplar Creek Estates Subdivision, a Planned Unit Development, Phase II, of record in Book 6900, pages 339-347, and amended in Book 7900, pages 888 and 889, and in Instrument Number 20010911-0098418, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frances Rajotte, by deed from Barry Vassar and wife, Wendy Vassar, on May 23, 2003, of record in Instrument Number 20030531-0073872, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 339-347, amended in Book 7900, pages 888 -889, and Instrument Number 20010911-0098418, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9472, page 824; Book 6662, page 433; Book 6804, page 536; Book 6987, page 966; and Instrument Number 20011017-0113305, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8817, page 834, Register's Office for Davidson County, Tennessee.
- Homeowners Assocation Charter of record in Book 7120, page 125; and Book 7964, page 33, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6724 Autumnwood Drive, Nashville, TN 37221

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 11, 2015.

Frances Rajotte
Frances Rajotte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances Rajotte** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 11, 2015

My commission expires 7/8/19

Notary Public



True Copy Certification

I, Nichole Blake, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nichole Blake
Signature

State of Florida

County of Seminole

Personally appeared before me Nicole Langhorst a notary public for this county and state, Nichole Blake who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nicole Langhorst
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NICOLE LANGHORST
MY COMMISSION #FF085815
EXPIRES February 23, 2018
(407) 398-0153 FloridaNotaryService.com