BILL GARRETT, Davidson County
Trans:T20160009321 DEEDWARR
Recvd: 02/03/16 11:20 2 pgs
Fees:13.00 Taxes:388.50
20160203-0010520

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2016.

Notary Public

My commission expires: 10/28/2018

JAMIE A. FOLK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Frances R. Driver	Frances R Driver	**142-06-0B-259.000-CO**
810 Bellevue Rd, Unit 259	111 Mulherrin Rd	
Nashville, TN 37221	Gordonsonville, TN 38563	

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,

Crystal Price, an unmarried woman n/k/a Crystal Price Bojniewicz, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frances R. Driver

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 259, of Building 45, on the Plan of "Peppertree", - Creekside Meadows Condominiums of record in Plat Book 4675, pages 128 through 130, inclusive, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Crystal Price, unmarried woman by Warranty deed from Matthew W. Valiquette, married of record in Instrument No. 20091001-0091094 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 01, 2009.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 810 Bellevue Rd, Unit 259, Nashville, TN 37221.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF January 28, 2016:

Crystal Price Bojniewicz

Mark Bojniewicz

** *Mark Bojniewicz, spouse of Crystal Price Bojniewicz, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.*

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Crystal Price Bojniewicz and Mark Bojniewicz, the within named Grantor(s), 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, at office, this the 28th day of January, 2016.

My Commission Expires: 6-26-16

Notary Public

RYAN RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20161040R