WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,700.00.

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

Y-VRES-15-88-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/30/16 14:28 3 pgs
Fees:18.00 Taxes:420.69
20160330-0030127

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lashonda Toran	Mortgage Solutions	
(NAME)	(NAME)	**149-5-A-88.00 CO**
88 Pepper Ridge Circle	5455 N. Union Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Colorado Springs, CO 80918	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **FIFTY FORWARD, CONSERVATOR FOR GLORIA PEARL ABRAHAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LASHONDA TORAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, known as Unit No. 88 at Pepper Ridge Condominiums, Phase Nine, according to the plan of record in Book 8250, Page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Abrahams and wife, Gloria Pearl Abrahams by Warranty Deed from H. Ann Strickland, a single woman, recorded on the 21st day of December, 1999 in Instrument No. 199912210305567, in the Register's Office of Davidson County, Tennessee. Said Robert Abrahams having since died on August 12, 2002, leaving Gloria Pearl Abrahams as tenant by the entirety. Fifty Forward having been appointed Conservator of Gloria Pearl Abrahams of record in Case No. 15P-692 in the 7th Circuit Court for Davidson County, Tennessee Probate Division, the same does hereby execute this deed to convey Gloria Pearl Abraham's interest in said property pursuant to an Order Approving Sale by Conversator of Real Property located at 88 Pepper Ridge Circle, Antioch, TN of record in herein above-referenced case.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PEPPER RIDGE CONDOMINIUMS, PHASE NINE, as recorded in Plat Book 8250, Page(s) 322.
- Terms and provisions of by-Laws recorded in Book 11634, Page 91.
- Charter of Homeowners Association recorded in Book 7497, Page 462.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PEPPER RIDGE CONDOMINIUMS of record in Book 7466, Page 248 , as amended by instrument(s) of record in Book 8856, Page 867 and Book 9476, Page 32 and Instrument No. 20140307-0019460.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7505, Page 804.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **88 Pepper Ridge Circle, Antioch, Tennessee 37013**.

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 hand(s) this the 22nd DAY OF MARCH, 2016.

Fifty Forward, Conservator for Gloria Pearl Abrahams

BY: Kristen Maloney Agent for Conservator Fifty Forward
Kristen Maloney
Care Team Care Manager/Authorized Agent

BY: Gloria Cato Agent for Conservator Fifty Forward
Gloria Cato
Care Team Social Worker/Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Kristen Maloney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the agent of Fifty Forward, Conservator for Gloria Pearl Abrahams, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Kristen Maloney, agent for conservator Fifty Forward

Witness my hand and official seal, at office, this 22nd day of March, 2016.

Notary Public

My Commission Expires: 3-3-20

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Gloria Cato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the agent of Fifty Forward, Conservator for Gloria Pearl Abrahams, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Gloria Cato, agent for conservator fifty forward

Witness my hand and official seal, at office, this 22nd day of March, 2016.

Notary Public

My Commission Expires: 3-3-20

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE