WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 10, 2018

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-16-3000-8-T

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanette Stone	New Owner	
(NAME)	(NAME)	
3000 Hillsboro Pike, #8		**117-03-0A-008.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MARY E. ROMANO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEANETTE STONE, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 8 of Versailles Apartments of record in Book 5050, Page 80, as corrected by surveyor's certificate of correction in book 5171, page 153, said Registers office, as established by Master Deed of record in Book 5168, page 944, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Mary E. Romano by Warranty deed from Heather Hord Jackson and husband Ryan Baker Jackson of record in Instrument No. 20070702-0079079 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 02, 2007.

Michael Clifford joins herein to convey any and all marital interest he may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Versailles Apartments of record in Book 5168, Page 944, as amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, Book 5667, page 375 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4240, Page 209, Book 5221, page 681, Book 3531, page 592, Book 4158, page 34, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike, #8, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans: T20160039389 DEEDWARR
Recvd: 05/11/16 14:48 2 pgs
Fees: 13.00 Taxes: 954.23
20160511-0046934

Witness my/our hand(s) this the 6th DAY OF MAY, 2016.

Mary E. Romano by John Gleaves as Attorney in Fact

Michael Clifford by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY E. ROMANO and MICHAEL CLIFFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY E. ROMANO and MICHAEL CLIFFORD.

Witness my hand and official seal, this the 6th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

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