Davidson County DEEDWARR
Recvd: 05/16/16 14:48 2 pgs
Fees:13.00 Taxes:391.83
20160516-0048758

G-28344-5

Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$105,900.00.** Affiant Subscribed and sworn to before me, this the 13th day of May, 2016. Notary Public My commission expires: 9/25/19 (AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

161997

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexis Hennecy	Franklin Synergy Bank	**121-04-0-A-024-00.CO**
524 Williamsburg Drive #524	722 Columbia Ave	
Nashville, TN 37214	Franklin, TN. 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shellie Martin and Gresham Tuggle, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexis Hennecy, a single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 524, on the Plan of Phase Two, Williamsburg Condominium Units, Building 4, of record in Plat Book 6900, Page 266, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Shellie Martin and Gresham Tuggle, both unmarried, by Warranty Deed dated February 28, 2006 from Joy Ellen Behnke, unmarried, now known as Joy Ellen Marriner, married, of record in Instrument No. 20060303-0025102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) The Plan of record in Book 6900, Page 266, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Rules and regulations of Williamsburg Condominiums of record in Book 7328, Page 809, revised in Book 8604, Page 750, Book 11066, Page 407, and in Instrument No. 20060616-0071758, said Register's Office.
(3) Restrictive Covenants contained in instrument of record in Book 7114, Page 463, Register's Office for Davidson County, Tennessee.
(4) Master Deed of Williamsburg Condominiums, of record in Book 7114, Page 443, said Register's Office.
(5) By-Laws of Williamsburg Homeowners' Association, Inc. of record in Book 7114, Page 452, and as amended in Book 7210, Page 948, Book 7381, Page 458 and in Instrument No. 20030121-0008266, Register's Office for Davidson County, Tennessee.
(6) Charter of Williamsburg Condominium Homeowners' Association, Inc., of record in Book 7185, Page 930, said Register's Office.
(7) Taxes for the current year, which have been prorated and assumed by the Grantees herein and subsequent years not yet due and payable.

This is improved property, known as **524 Williamsburg Drive #524, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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, her 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 **13th** day of **May, 2016.**

Shellie Martin

Gresham Tuggle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shellie Martin and Gresham Tuggle,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **May, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018