WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054833 DEEDWARR
Recvd: 06/28/16 09:02 2 pgs
Fees:13.00 Taxes:1017.50
20160628-0065612

P-FC-16-0227-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Emily A. Goins	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**091-14-0A-004.00-CO**
227B Orlando Avenue	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3204	**Brentwood, TN 37027**	
(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, **ELLEN T. APPLETON-ADKINS, MARRIED, AND SCOTT W. APPLETON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY A. GOINS, UNMARRIED,** 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, being Unit No. 227-B of Orlando Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Orlando Place Condominiums of record in Instrument Number 20020529-0065179, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Victor Hazelwood Trustee by Quitclaim Deed from Ellen T. Appleton of record in Instrument No. 20030623-0086352, Register's Office for Davidson County, Tennessee, dated March 04, 2003 and recorded on June 23, 2003 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Ellen T. Appleton. Further, being the same property conveyed to Ellen T. Appleton-Adkins and Scott W. Appleton, as tenants in common by Quitclaim deed from Ellen T. Appleton of record in Instrument No. 20150126-0007309 Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on January 26, 2015.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 164;
- Master Deed of record in Instrument No. 20020529-0065179;
- HOA Charter of record in Instrument No. 20020529-0065172;
- Quitclaim Deed for " Common elements" to Orlando Place Condominiums Homeowners Association, Inc of record in Instrument No. 20020729-0090340;
- Easement for Sanitary sewer and /or Storm Drainage purpose of record in Book 4083, Page 771;
- Restrictions of record in Instrument No. 20150126-0007309, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **227B Orlando Avenue, Nashville, Tennessee 37209-3204**.

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 24th DAY OF JUNE, 2016.

Ellen T. Appleton-Adkins

Scott W. Appleton by Ellen T. Appleton, 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, ELLEN T. APPLETON-ADKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN T. APPLETON, 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 SCOTT W. APPLETON, and who acknowledged she executed the same as the free act and deed of the said SCOTT W. APPLETON.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212