This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3115**

BILL GARRETT, Davidson County
Trans:T20160079520 DEEDWARR
Recvd: 09/12/16 09:49 3 pgs
Fees:18.00 Taxes:604.95
20160912-0095404

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Marilyn Raines,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ann F. Hartson, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 111 in Breckenridge, a Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45 and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements as specified therein and subject to all terms, covenants, and conditions as set forth in such Master Deed.

Being the same property conveyed to Marilyn Raines by Warranty Deed from Blue Line Properties, LLC, dated 03/07/2006 and filed for record on 03/14/2006 in Instrument Number 20060314-0029247, Register's Office for Davidson County, Tennessee.

This is improved property also known as 111 Hicks Road, Nashville, Tennessee, 37221.

Map and Parcel Number: 142-15C-111CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 7 day of September, 2016.

Marilyn Raines
Marilyn Raines -Grantor

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Raines, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this _____ day of September, 2016.

_____
NOTARY PUBLIC

See attached Certificate

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Ann F. Hartson	Farmington Mortgage
111 Hicks Road	2002 Richard Jones Rd #300A
Nashville, TN 37221	Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$163,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 9 day of September, 2016.

_____
Affiant

(Seal)

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

_____
Notary Public

My commission expires:

_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of **Fresno**

On, **September 7, 2016,** before me, **Crystal Bluvan**, a Notary Public, personally appeared, **Marilyn Lynette Raines** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Crystal Bluvan, Notary Public

CRYSTAL BLUVAN
Commission # 2092752
Notary Public - California
Fresno County
My Comm. Expires Dec 8, 2018

Description of Attached Document
Title or Type of Document: **Warranty Deed**
Number of Page(s): **2 (Including this Acknowledgment)**
Signer(s): **Marilyn Lynette Raines**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED