WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160080537 DEEDWARR
Recvd: 09/14/16 13:25 2 pgs
Fees: 13.00 Taxes: 876.90
20160914-0096672

R-VRES-16-0420-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Jessica L. James and Brandon Elliott Keener	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME) **420 Sloan Road**	(NAME) **3503 Paesanos Parkway**	**103-08-0B-420.00-CO**
(ADDRESS) **Nashville, TN 37209-4641**	(ADDRESS) **San Antonio, TX 78231**	
(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, **TRACEY L. LAFORE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA L. JAMES AND BRANDON ELLIOTT KEENER, WIFE AND HUSBAND,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 420, Building C, as specified on the Plat shown in the Master Deed, on the Plan of Parklane Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parklane Condominiums, Phase IV, or record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7376, Page 580, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Parklane Condominiums, as shown on Exhibit "B" to the Master Deed of record under Book 7646, Page 264, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jessica Houchens, unmarried by Warranty deed from Diana L. Williams, unmarried of record in Instrument No. 20120619-0053523 Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 19, 2012.

Being the same property conveyed to Tracey L. Lafore by Warranty deed from Jessica Houchens, unmarried of record in Instrument No. 20141030-0100286 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on October 30, 2014.

This conveyance is subject to:
- Taxes for the year 2016,.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase I of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto at Book 7376, Page 580, and as made applicable to Phase IV in Book 7646, page 264, Register's Office for Davidson County, Tennessee.
- Charter for Parklane Condominiums HOA of record in Book 7710, Page 305 and Book 7895, Page 173, 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: **420 Sloan Road, Nashville, Tennessee 37209-4641**.

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 12 DAY OF SEPTEMBER, 2016.

Tracey L. Lafore by Virginia Rose Lafore, attorney-in-fact

Tracey L. Lafore by Virginia Rose Lafore, 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, Virginia Rose Lafore, 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 TRACEY L. LAFORE, and who acknowledged he/she/they executed the same as the free act and deed of the said TRACEY L. LAFORE.

Witness my hand and official seal, this the 12th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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