Davidson County DEEDWARR
Recvd: 10/06/16 08:57 3 pgs
Fees:18.00 Taxes:839.90
20161006-0105612

G#28985-2

WARRANTY DEED

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is **$227,000.00**.

K. Smith
Affiant

Subscribed and sworn to before me, this the ~~30th~~ 3rd day of ~~September~~ October, 2016.

Notary Public

My commission expires: 10/23/19
(AFFIX SEAL)

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richelle Reed	**Access National Mortgage**	**131010D00800CO**
5025 Hillsboro Pike #2J	**1800 Robert Fulton Drive, Suite 350**	
Nashville, TN 37215	**Reston, VA 20191**	

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

Gregory W. Sandford and Nancy L. Sandford, husband and wife

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

Richelle Reed, unmarried 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8 of the Georgetown Apartments, Condominium Apartments, 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 5025 Hillsboro Homeowners Association Condominiums, of record in Book 5211, Page 325, and amended in Book 5616, Page 133, and in Book 6079, Page 516, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5211, Page 345, 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 Georgetown Apartments, Condominium Apartments, of record in Book 5200, Page 4, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Gregory W. Sandford and Nancy L. Sandford, husband and wife, by Warranty Deed from Conor Picken and Katherine Picken, husband and wife, of record in Instrument No. 20060803-0094916, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Gregory W. Sandford and Nancy L. Sandford, pursuant to a Limited Power of Attorney executed by them on the 27th day of September, 2016, of record in Instrument No. 20161006-0105611, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4308, Page 575, Register's Office for Davidson County, Tennessee;

3) Deed of Conveyance for Sewer Purposes, of record in Book 4308, Page 650, Register's Office for Davidson County, Tennessee;

4) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners Association Condominiums, of record aforementioned;

5) By-Laws of 5025 Hillsboro Homeowners' Association, Inc., of record in Book 5211, Page 345, Register's Office for Davidson County, Tennessee;

6) Charter of 5025 Hillsboro Homeowners' Association, of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **5025 Hillsboro Pike #2J, Nashville, TN 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 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 GRANTEES, 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 **30th** day of **September, 2016.**

Gregory W. Sandford
By: Jeanine Sandford, Attorney-In-Fact
Gregory W. Sandford
By Jeanine Sandford, Attorney-In-Fact

Nancy L. Sandford
By: Jeanine Sandford, Attorney-In-Fact
Nancy L. Sandford
By Jeanine Sandford, 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 aforesaid, the within named **Jeanine Sandford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Gregory W. Sandford and Nancy L. Sandford,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Gregory W. Sandford and Nancy L. Sandford,** for the purpose therein contained, by signing the name of **Gregory W. Sandford and Nancy L. Sandford,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2016.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY