This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016100023

BILL GARRETT, Davidson County
Trans:T20160098006 DEEDWARR
Recvd: 11/04/16 14:29 2 pgs
Fees:13.00 Taxes:1328.30
20161104-0117188

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $359,000.00

Sworn to and subscribed before me this 2nd day of November, 2016.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Muditha Kalum Hewa Vithana		131-050A-105.00-CO
105 Jefferson Square	New Owner	
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Susan McFerrin unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Muditha Kalum Hewa Vithana and Thushara Krishanthi De Silva, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-105, on the Plan of Section One, Jefferson Square Townhouses, Condominium Apartments, of record in Plat Book 4675, Page 12, 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 Unit No. 105, Jefferson Square, Section One, a condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Tennessee, as specified on the Plat of Jefferson Square Townhouses, Section One, Condominium Apartments, of record in Book 4675, Page 12 of the Register's Office for Davidson County, Tennessee, as established by Master Deed of record in Book 4731, Page 332, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, Page 341, of the Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Susan C. McFerrin, an unmarried woman by Warranty deed from James Michael Wood, Wayman Houston Wood, John Price Wood and Thomas Shirley Wood, IV the sole devisees under The Last Will and Testament of Rosalyn Sheram Wood of record in Instrument No. 20100331-0023832 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 31, 2010.

Being the same property conveyed to Susan McFerrin by Quitclaim deed from Brad Hearne of record in Instrument No. 20160825-0089020 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 25, 2016.

This is improved property known as **105 Jefferson Square, Nashville, TN 37215.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 2nd day of November, 2016.

Susan McFerrin By James McFerrin Attorney-in-Fact

Susan McFerrin By James McFerrin, attorney in fact

State of Tennessee
County of Williamson

On this 2nd day of November, 2016, before me personally appeared James McFerrin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained as attorney in fact on behalf of Susan McFerrin, and acknowledged that [s]he executed the same as the free act and deed of Susan McFerrin.

Witness my hand this 2nd day of November, 2016.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019