G-29293-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000576 DEEDWARR
Recvd: 01/04/17 09:09 2 pgs
Fees:13.00 Taxes:453.25
20170104-0000655

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$122,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2016.

JOHN T. COO, STATE OF TENNESSEE NOTARY PUBLIC, WILLIAMSON COUNTY

Notary Public

My commission expires: 2/13/17

(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
Katelyn M. Bolgioni	**Fairway Independent Mortgage Corp.**	**109-05-0-B-707.00co**
3535 Bell Road #707	**4801 S. Biltmore Lane**	
Nashville, TN 37214	**Madison, WI 53718**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Leisa Drafts, unmarried

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

Katelyn M. Bolgioni, an 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:

LAND in Davidson County, Tennessee, being Unit No. 707 on the Plan of Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20021216-0154761, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Leisa Drafts, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20041011-0122289, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:
(1) The Plan of record as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20021216-0154761, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions of Willimas Bend Townhomes, a Horizontal Property Regime with Private Elements, and By-Laws appended thereto, of record in Instrument No. 20021216-0154761, and First Supplement of record in Instrument No. 20030529-0072377, and Second Supplement of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee.

(3) Stormwater Detention Agreement of record in Instrument No. 20020918-0113840, said Register's Office.

(4) Dedication of Common Areas to Williams Bend Townhomes Corp. of record in Instrument No. 20061229-0161141, said Register's Office.

(5) Grant of Easement to Williams Bend Townhomes Corp. by Comcast of Nashville, of record in Instrument No. 20130517-0050031, said Register's Office.

(6) Taxes for current year, which have been assumed and paid by Grantor and subsequent years not yet due and payable.

This instrument is being executed on behalf of Leisa Drafts, pursuant to a Power of Attorney executed by same on the 30th day of December, 2016, of record in Instrument No. 20170104-0000653, Register's Office for Davidson County, Tennessee.

This is improved property, known as **3535 Bell Road #707, Nashville, TN 37214**

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 in 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 December, 2016.

Leisa Drafts by Houston Howell, attorney-in-fact

Leisa Drafts **By: Houston Howell, Attorney in fact**

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Leisa Drafts,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Leisa Drafts** for the purpose therein contained, by signing the name of **Houston Howell** by himself as Attorney-In-Fact.

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

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17