WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034264 DEEDWARR
Recvd: 04/24/17 11:25 2 pgs
Fees:13.00 Taxes:906.50
20170424-0039890

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LARA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 5-7-2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grace Evelyn Masson, Trustee of the Grace Evelyn Masson Living Trust	Same as new	142-9A-8
(NAME)	(NAME)	
847 Todd Preis Drive	owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170596

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Dana Ruth Withers , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Grace Evelyn Masson, Trustee of the Grace Evelyn Masson Living Trust, hereinafter called the GRANTEES, their 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, State of Tennessee, shown on the Plan of Doral Country Villa Condominiums, Section I, as of record in Book 4860, page 96, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 102A on said Plan, and being known as 847 Todd Preis Drive, Nashville, Tennessee, 37221, together with each and all of the rights and appurtenances thereunto belonging, including such unit's undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed, recorded in Book 5011, page 395, as amended in Book 5015, page 251, of the 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, co-owners and tenants of Doral Country Villa Condominiums, Section I, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5011, page 395, as amended in Book 5015, page 251, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to W. Russell Withers, Jr., a single person by deed from Barry Construction Company, a Tennessee corporation, dated May 10, 1976, of record in Book 5029, page 998, Register's Office for Davidson County, Tennessee. The said W. Russell Withers, Jr. having since died on January 24, 2014 and by Affidavit of Heirship of record in Instrument No. 20170424-0039889, Register's Office for Davidson County, Tennessee, Dana Ruth Withers is his sole heir at law and owner of the subject property.

Unimproved ☐

This is improved ☒ property, known as 847 Todd Preis Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of April, 2017

Dana Ruth Withers

Dana Ruth Withers

STATE OF ~~Tennessee~~ Illinois
County OF ~~Sumner~~ Jefferson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dana Ruth Withers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of April, 2017.

Lisa B Roddy

Notary Public
My Commission Expires:
5-28-2017

OFFICIAL SEAL
LISA B. RODDY
Notary Public, State of Illinois
My Commission Expires 05-28-2017