File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042035 DEEDWARR
Recvd: 05/17/17 13:43 2 pgs
Fees:13.00 Taxes:921.30
20170517-0048993

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Martha S. O'Brien	Farmington Mortgage, A Division of Capstar Bank	091-003.00
(NAME) 4487 Post Place, Unit 135	(NAME) 2002 Richard Jones Rd. Suite 300A	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN. 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy C. Watt, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martha S. O'Brien, unmarried, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 135 of Lion's Head Condominium Apartments, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property act, as shown on the plan of record in Book 5200, page 82, Register's office, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Judy C. Watt, unmarried by Warranty Deed from Donald S. Hurwitz, III, unmarried of record in Book 9949, page 915, Register's Office for Davidson County, Tennessee, dated February 5, 1996 and recorded on February 16, 1996.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4487 Post Place, Unit 135, Nashville, TN 37205
(House Number) (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 we do covenant with 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 hand this 12th day of May, 2017.

Judy C. Watt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy C. Watt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-19

Notary Public, Kimberly Hollingshead

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY