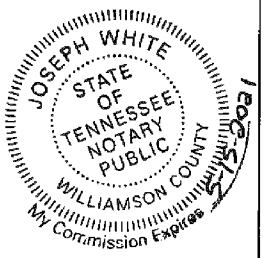
Davidson County DEEDWARR
Recvd: 07/11/17 11:15 3 pgs
Fees:18.00 Taxes:723.35

20170711-0069637

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July 2017.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mollye Dietrich		092 16 0B 080.00
(NAME) 900 19th Avenue South, Unit 801	(NAME) New Owner	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kathy Joy Townley, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mollye Dietrich, a single woman**, 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, Tennessee, being that certain Condominium Unit #801 on the Plan of University Square Condominium Apartments, as of record in Plat Book 6900, Page 124 and as described in the Master Deed and By-Laws thereto as of record in Book 7051, Page 529, as amended at Book 7119, Page 884, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with an undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Kathy Joy Townley, married by Warranty Deed from Dong Chen, unmarried dated November 16, 2011 and recorded November 18, 2011 as Instrument No. 20111118-0090345, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kathy Joy Townley, unmarried by Quitclaim Deed from William M. Claeys, unmarried dated April 01, 2014 and recorded April 11, 2014 as Instrument No. 20140411-0030435, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-174467SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 900 19th Avenue South, Unit 801, Nashville, TN 37212

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, has 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 our hands this 10th day of July, 2017

Kathy Joy Townley
Kathy Joy Townley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kathy Joy Townley, the 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 and official seal, this the 9th of July, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-174467SSO

True Copy Certification

I, Lavinia Tribble, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

