THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612351**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this28th day of July, 2017. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/01/17 10:19 3 pgs
Fees:18.00 Taxes:999.00
20170801-0077840

WILLIAM T. CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-10-2017

WARRANTY DEED

Address New Owner: Jordan M. Francis and Elysia L. Francis 5025 HILLSBORO PIKE #23E Nashville TN 37215-3726	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131010D20500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Eades, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan M. Francis and Elysia L. Francis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 205, also known as Units 23 E and H, Georgetown Condominium Apartments, as shown on the Plat of record in Plat Book 5200, Page 4, and established under Master Deed of record in Book 5211, Page 325, in the Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference are hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Eades, a single man by Warranty Deed from MDB23E, L.P., a Tennessee Limited Partnership, recorded on the 30th day of December, 2013 in Instrument No. 20131230-0130872, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN CONDOMINIUM APARTMENTS Condominium of record in Book 5211, Page 325 , as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of 5025 Hillsboro Homowners' Association recorded in Book 5233, Page 459.

Easement for sanitary sewer/storm drainage, recorded in Book 4308, Page 575.

Easement for sanitary sewer, recorded in Book 4308, Page 650.

Overhead line Easement recorded in Book 7873, Page 859.

This is improved property located at 5025 HILLSBORO PIKE #23E Nashville TN 37215-3726

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2017.

Taylor Eades

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Eades, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Dawn Kavanagh, 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 Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh 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: 3/8/2021

{Notary' Seal}

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY