RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bill Garrett Davidson County Batch# 32670 DEEDWARR 12/04/2017 11:35:12 AM 2 pgs Fees: $13.00 Taxes: $804.75 20171204-0123324 MARY FUGITT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY	The actual consideration or value, whichever is greater, for this transfer is $217,500.00. Affiant Subscribed and sworn to before me, this the 13th day of November, 2017. Notary Public My commission expires: 9-26-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Stephen W. Grace	New Owner	Map/Parcel 117-03-0A-054.00 CO
2053 Midland Rd		
Shelbyville TN 37160		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Deborah Ann Davis, unmarried

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

Stephen W. Grace, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B 54 on the Plan of Versailles Apartments of record in Plat Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, Page 944, amended in Book 7770, Page 955, Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, and amended in Book 8434, Page 719, said Register's Office.

Being the same property conveyed to Deborah Ann Davis, unmarried by Warranty Deed from Lynn M. Williford, unmarried, of record in Instrument No. 20130919-0098890, Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on September 19, 2013. (Value of consideration shown in aforementioned Deed $160,000.00)
Being also known as 3000 Hillsboro Pike, Apt. 54, Nashville, Tennessee 37215

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3000 Hillsboro Pike, Apt. 54, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF November 13, 2017:

Deborah Ann Davis

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Deborah Ann Davis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 13th day of November, 2017.

My Commission Expires: 9-25-20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20171661R