39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 70095 DEEDWARR
03/16/2018 09:27:31 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180316-0024929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/2/2020
(AFFIX SEAL)

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 NUMBER
Caitlin Elizabeth Hughes and James Desmond Hughes	First TennesseeBank	082 13 0D 208.00
(NAME)	(NAME)	
508 Madison St, Unit 2	2214 Elliston Place #304	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth M. Peace, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caitlin Elizabeth Hughes and James Desmond Hughes, wife and husband**, 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 Unit No. 208, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740 and amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Elizabeth M. Peace, single woman by Warranty Deed from Wayne Freeman, married dated September 25, 2013 and recorded October 4, 2013 as Instrument No. 20131004-0104524, in said Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-181142SSO

unimproved ☐
This is improved ☒ property, known as 508 Madison St, Unit 2, Nashville, TN 37208

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 8TH day of MARCH, _____

Elizabeth M Peace
Elizabeth M. Peace

STATE OF ~~TENNESSEE~~ KY

COUNTY OF FAYETTE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elizabeth M. Peace, a single woman, 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 8th of March, 2018.

BJE
Notary Public

My Commission Expires: 6/24/18

(SEAL)

BRENT J. EISELE
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
Commission #513721
MY COMMISSION EXPIRES June 24, 2018

File Number: GRN-181142SSO