| This Instrument Prepared By and Returned To: | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20181153 | Affiant<br>Sworn to and subscribed before me this 29th day of October, 2018.<br>Notary Public<br>My Commission Expires: 12/15/21 |
| **After Recording Return To The Above.** | |

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156838 DEEDWARR
11/05/2018 02:14:45 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20181105-0109610

**THIS INDENTURE**, made this 29th day of October, 2018, among:

**SARAH LEITH OWEN, UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**SALLY M. UNDERWOOD, AN UNMARRIED WOMAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit number 2003 of Fairsted Park Condominiums, A Horizontal Property Regime created under Title 66, Section 77-101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed and By-Laws for Fairsted Park Condominiums of record as instrument 20021121-0145225 and as amended as instrument 20030328-0041138, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Fairsted Park Condominiums as set out in Exhibit " C" to the Master Deed of record as instrument 20021121-0145225, and being located upon Lot number 2 on the Plan of the Resubdivision of Women's Club of Nashville of record in Book 6200, page 383, said Register' s Office.**

**Being the same property conveyed to Sarah Leith Owen by Warranty deed from Katherine A. Hoeft, unmarried of record in Instrument No. 20080407-0034765 Register's Office for Davidson County, Tennessee, dated April 02, 2008 and recorded on April 07, 2008. (Value of consideration shown in aforementioned deed $205,640.00.) Being also known as 2003 Stokes Lane Nashville, Tennessee 37215.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Sarah Leith Owen

**Sarah Leith Owen**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sarah Leith Owen**, the within named bargainor(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 and official seal this 25th day of October, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

**Owner Name & Property Address:**

Name: Sally M. Underwood
Address: 2003 Stokes Lane
City, State, Zip: Nashville, TN 37215

**Responsible Party For Taxes:**

Name: New Owner
Address:
City, State, Zip:

**Tax ID: 117-07-0M-038.00-CO**