(1)

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is ~~$353,500.00~~.

Affiant

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

Subscribed and sworn to before me, this 17 **day of January, 2020.**

Georgette R Kennedy
Notary Public
My commission expires: 03-08-21

07-1912-87094

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kirsten Williams 124 Forest Place Circle Nashville TN 37215	Raymond James Bank P.O. Box 23558 St. Petersburg, FL 33742-3558	131-05-0-C-124.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vu Anh Cap and Quy Nhi LE Cap, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kirsten Williams, unmarried,** hereinafter called the Grantees, their successors 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. 124, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by the Master Deed and By-laws of record in Book 6822, Page 721, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vu Anh Cap and Quy Nhi LE Cap, husband and wife by deed from Lance E. Wheeler, dated June 14, 2018, recorded June 18, 2018, of record in Instrument No, 20180618-0058197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **124 Forest Place Circle, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 345442 **DEEDWARR**
01/21/2020 09:27:19 AM 2 pgs
Fees: $13.00 Taxes: $1,307.95

20200121-0006846

WITNESS my hand this 10th day of January, 2020.

Vu Anh Cap

Quy Nhi LE Cap

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Vu Anh Cap and Quy Nhi LE Cap**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of January, 2020.

Carol M Holmes
Notary Public

My Commission expires: 3/31/2020

Carol M Holmes
State
Of
Tennessee
Notary
Public
County of Rutherford