WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,500.00.

Affiant

Subscribed and sworn to me on 12/21/20.

NOTARY PUBLIC
My Commission Expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

Karen Johnson Davidson County
Batch# 541190 DEEDWARR
12/23/2020 08:43:30 AM 2 pgs
Fees: $13.00 Taxes: $971.25
20201223-0152698

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Debra Sheryne Purcell 402 Bradford Green Nashville, TN 37221	Silverton Mortgage 1201 Peachtree St. NE, Ste 2050 Atlanta, GA 30361	142-07-0C-016.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert J. Stuart , hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Debra Sheryne Purcell, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain Condominium Apartment located in Davidson County, Tennessee, being all of Unit No. 16-C, Building 8, on the Plan of Ashley Green, according to plat and survey of same appearing of record in Book 6900, page 24 and Book 6900, page 978, in the Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> Being the same property conveyed to ROBERT J. STUART AND WIFE, DORIS B. STUART, by deed from ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 7270, page 93 , dated June 12, 1987 , said Register's Office. The said Doris B. Stuart having since died on February 22, 2013.
>
> This is improved property known as 402 Bradford Green, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 12/21/20

Robert J Stuart by

Robert J. Stuart
By: Rebecca Stuart Rochford, Attorney-in-Fact Rebecca Stuart Rochford. Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/21/20, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Stuart Rochford, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Robert J. Stuart and is authorized by Robert J. Stuart to execute this instrument on behalf of Robert J. Stuart.

Witness my hand and official seal on 12/21/20

PSHill

NOTARY PUBLIC

My Commission Expires: 11/6/2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY