WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,300.00

Louise P. Wills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

DEDANNA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/08/00 15:56 2pgs
Fees:11.00 Taxes:30.71

20001208-0121411

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louise P. Wills	Louise P. Wills	Map 116-08-E
(NAME) 110 Prospect Hill	(NAME) 110 Prospect Hill	Group 110.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HALF WINDSOR, INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louise P. Wills, a married woman, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain building site (Lot) identified as No. 110, as shown on the Revised Plan of Sugartree, Phase 3, a planned residential development, as of record in Book 5050, pages 67-71, Register's Office for said County, to which plan reference is hereby made for a more complete description, and together with an appurtenant, non-exclusive interest in the common and limited common areas shown on said plan and as provided in the Declaration of Covenants, Conditions and Restrictions.

For source of title reference is hereby made to Book 10280, Page 82, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions as shown of record in Book 4857, Page 157 , as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220 and Book 5152, Page 401, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat as shown of record in Book 5050, Page 67-71, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to any homeowner association dues that may be assessed.

unimproved ☐
This is improved ☒ property, known as 110 Prospect Hill, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 17th day of November, 2000.

HALF WINDSOR, INC.

By: Kevin E. Hickman
Treasuer/Secretary

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Kevin E. Hickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer/Secretary of Half Windsor, Inc. as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Mt. Juliet, Tennessee this 17th day of November, 2000.

Commission expires: May 11, 2002

Delaina Davis — Notary Public

