Box 1

WARRANTY DEED

*This instrument is being re-recorded to correct the legal description.

Davidson County DEEDWARR
Recvd: 05/02/01 09:03 2pgs
Fees:11.00 Taxes:333.00
[redacted]
20010502-0044336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

X Elaine Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine Richardson	Owner	**135-12-D-A-003**
(NAME)	(NAME)	
2005 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Edwin D. Hicks and Katherine C. Cooper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine Richardson, unmarried**, 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:

Being Apartment Unit No. 2005 of Nashboro Village Twelve (12) Condominium created under section 64-2701,et seq. as amended, Tennessee Code Annotated, and as established *

Being the same property conveyed to Edwin D. Hicks and Katharine C. Cooper, unmarried persons by deed of record in Book 9483, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2005 Nashboro Boulevard, Nashville, TN 37217**

(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.

*by a Master Deed, for Nashboro Village Twelve (12) Condominium, of record in Book 4827, Page 30, and amended in Book 6153, Page 252, Register's Office for said County, together with an undivided 1.51% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Nashboro Village Twelve (12) Condominium, of record in Book 4615, Page 121, Register's Office for said County, for more complete identification and description of such Unit.

Davidson County DEEDWARR
Recvd: 05/11/01 09:27 2pgs
Fees:10.00 Taxes:0.00
20010511-0048923

RE-RECORD

Witness **my/our hand(s)** this **30th day of April, 2001**.

Edwin D. Hicks

Katherine C. Cooper

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Edwin D. Hicks and Katharine C. Cooper the 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 at Nashville, Tennessee, this 30th day of April, 2001.

Commission expires:

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
My Commission Expires [illegible] 2002