Davidson County DEEDWARR
Recvd: 01/14/02 09:05 2pgs
Fees:13.00 Taxes:255.30

20020114-0005225

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00.

Rebecca Talbot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DECEMBER 31, 2001.

Notary Public AT LARGE

MY COMMISSION EXPIRES: April 1, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca J. Talbot	Bank of the South	Map 162-16A, Parcel 66.00CO
21 Sycamore Court	66 East Hill Street	5DU 62920
Antioch, Tennessee 37013	Mt. Juliet, Tennessee 37122	
(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, **SUZANNE ADAMS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA J. TALBOT, AN UNMARRIED 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 condominium unit in Davidson County, Tennessee described as follows: Unit No. 21, Building 14 in a Horizontal Property Regime as shown on the condominium site plan of Hickory Hollow Condominiums (Formerly known as Mill Creek Club, Section One, Phase One), as of record in Plat Book 4860, Page 11 and Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Adams by deed from Martin V. Lafferty and wife, Gwendolyn M. Lafferty of record in Inst.#200007030066047, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Hollow Condominiums (Formerly known as Mill Creek Club, Section One, Phase One), as of record in Plat Book 4860, Page 11 and Plat Book 5050, Page 103, and Master Deed of record in Book 4887, Page 961 as amended in Book 5000, Page 607; Book 5101, Page 809 and Book 10468, Page 653; By-Laws of record in Book 4887, Page 985 as amended in Book 10468, Page 691; Declaration of Covenants and Restrictions of record in Book 4792, Page 725, and Charter; Amendments and Merger of record in Book 5000, Page 610; Book 5689, Page 502; Book 8956, Page 153 and Book 9150, Page 797, said Register's Office.
This conveyance is subject to easement for sanitary sewers and/or storm drainage of record in Book 5373, Page 110, said Register's Office.
This conveyance is subject to Agreement of record in Book 5324, Page 214, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

Cheryl Easley executed this instrument on behalf of Suzanne Adams pursuant to a Power of Attorney which is being placed of record concurrently herewith. (Instrument No. 20020114-0005224)

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 21 Sycamore Court, Antioch, TN 37013

(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 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 December 31, 2001.

Suzanne Adams by Cheryl Easley

Suzanne Adams By: Cheryl Easley as Attorney-In-Fact

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named Suzanne Adams, an unmarried woman, 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 office, this December 31, 2001

Commission expires: April 1, 2002

Louise N. Tynes — Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cheryl Easley as Attorney-in-Fact for Suzanne Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of December, 2001.

Louise N. Tynes
Notary Public

My Commission Expires: 4/1/2002