Realty
4804

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,750.00.

Christine Vilkofsky
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of June, 2002.

Catherine R. Vass
Notary Public

My Commission Expires: 5/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES May 30th 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christine Vilkofsky
4 Hickory Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~
Volunteer Trust Mortgage
301 Perimeter Park Dr., Ste. 125
Nashville, TN 37211

MAP-PARCEL NUMBERS:
Map & Parcel 162-160-A-072.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald H. Wetzel, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Christine Vilkofsky, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, State of Tennessee, being a part of the Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, as of record in Book 5050, page 103, Register's Office for said County, the part hereby conveyed being Unit No. 4, Building No. 15, known as 4 Hickory Court, as shown in and described by said Plan; together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, page 961, as amended by instruments of record in Book 5000, page 607; Book 5101, page 809; and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, page 653, said Register's Office.

Being the same property conveyed to Donald H. Wetzel by deed from Gerald Richmond and wife, Lynn Richmond of record in Book 10727, page 246, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/02/02 14:08 2pgs
Fees:13.00 Taxes:295.08
20020702-0079488

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6396, page 504, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4887, page 961; Book 5000, page 607; Book 5101, page 809; and Book 10468, page 653, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10468, page 691, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5000, page 610; Book 5689, page 502; and Book 9150, page 797, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 5234, page 265, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 4 Hickory Court, Antioch, Tennessee 37013.

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 heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 hand this 25th day of June, 2002.

Donald H. Wetzel *by Donald R. Barrett, Jr., attorney-in-fact*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the attorney-in-fact for Donald H. Wetzel, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Donald H. Wetzel.

Witness my hand and official seal this 25th day of June, 2002.

Notary Public

My Commission Expires: 5/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

05571-BW