WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/03 14:56 2pgs
Fees:13.00 Taxes:536.50

20030107-0002785

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELANA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN My Commission Expires: 4-18-06

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
Debra L. Wicke	Franklin American Mortgage Company	104-6-O-A-1-CO
(NAME)	(NAME)	
3415 West End Ave. #201	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINEBERRY PROPERTIES, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBRA L. WICKE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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, Tennessee, being Unit No. 201, on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399-401, as amended in Book 6135, Page 788, and Book 6435, Page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other under undertakings, contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, as of record in Book 5862, Page 589, said Register's Office; By-Laws of record in Book 5862, Page 626, as amended in Book 6135, Page 788 and Book 6435, Page 549, said Register's Office.

Being the same property conveyed to Lineberry Properties, Inc. by deed from Charles H. Hensley, an unmarried person of record in Instrument No. 20020514-0058829, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 5200, Page 399-401, as amended in Book 6135, Page 788 and Book 6435, Page 549, Register's Office of Davidson County, Tennessee.

Subject to overhang easement as shown of record in Book 4825, Page 592, Register's Office of Davidson County, Tennessee.

Subject to any condominium association dues that may be assessed.

unimproved ☐
This is improved ☒ property, known as 3415 West End Avenue Unit 201, Nashville, TN 37203
(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 our hands this 23rd day of December, 2002.

Lineberry Properties, Inc.

By: _____

Mark Lineberry, Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of Lineberry Properties, Inc., the within named bargainor, a corporation, and that such Vice President as such Lineberry Properties, Inc., executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of December, 2002.

Commission expires: April 18, 2006

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D. Dolana D. Davis Notary Public

