583

Return to:

HIX & GRAY, PLC
1620 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238

Davidson County DEEDWARR
Recvd: 04/02/03 08:15 2pgs
Fees:13.00 Taxes:453.25

20030402-0043046

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,500.00.**

Bonnie S. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE MARCH 31, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
H. ANTHONY DUNCAN
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/4/06

(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
Bonnie S. Ward	SunTrust Bank	Map 86, Group 14-0-CParcel 2
3911 Dodson Chapel Road, Unit 2	201 Fourth Avenue North 7th floor	
Hermitage, Tennessee 37076	Nashville, Tennessee 37219	
(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, **RICHARD A. NELSON, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONNIE S. WARD, AN UNMARRIED PERSON** , 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. 2 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument #20011005-0108857, Register's Office forDavidson County, Tennessee.

Being part of the same property conveyed to Richard A. Nelson by deed from Lisa H. Stone and John C. Stone, wife and husband of record in Instrument #20010703-0070391, Register's Office, Davidson County, Tennessee.
This is part of the same description as in previous deed.
Spouse does not join in this conveyance as this is not their primary residence.
The premises herein insured 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 Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument #20011005-0108857 , and Master Deed, By-Laws & Charter of record in Instrument #20011005-0108857, and Charter of record in Instrument #20011005-0108856, said Register's Office.
This conveyance is subject to a Storm Water Detention Agreement of record in Instrument #20010710-0073194, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

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

unimproved ☐

This is improved ☒ property, known as 3911 Dodson Chapel Road, Unit 2, Hermitage, TN 37076

(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 March 31, 2003.

Richard A. Nelson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Richard A. Nelson, a married person, 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 March 31, 2003

Commission expires: 2-19-06

Notary Public

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE