WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/03 14:52 2pgs
Fees:13.00 Taxes:258.54

20030708-0093879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,875.00

x Amy McCaleb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

#752
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy McCaleb	Columbia National, Inc.	96-11A-9
(NAME)	(NAME)	
424 Stewarts Ferry Pike	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, Jimmy L. Abner, and wife Betty W. Abner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy McCaleb, a single 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:

Being Apartment Unit No. B-1 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth n said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Maser Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Jimmy L. Abner, and wife Betty W. Abner, by Warranty Deed from Robert C. Durham and Susan R. Durham, married, of record in Book 9513, Page 778, 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 424 Stewarts Ferry Pike, Nashville, TN 37214
(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 my/our hand(s) this 30th day of June, 2003.

Jimmy L. Abner

Betty W. Abner

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 Jimmy L. Abner, and wife Betty W. Abner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public