WARRANTY DEED

FILE BOX 19B
05-04-035-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of May, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KATRICIA L. BARNES	WMC MORTGAGE CORPORATION	162-09-0-B
(NAME)	(NAME)	
5600 Country Drive #158	6121 Bollinger Canyon Rd., Ste. 400	071.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (Z	

Davidson County DEEDWARR
Recvd: 05/23/05 14:43 2 pgs
Fees:13.00 Taxes:440.30

20050523-0057953

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **RONALD WAYNE ADCOX AND WIFE, VICKY L. ADCOX**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATRICIA L. BARNES, UNMARRIED**, hereinafter called the Grantee(s), 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 apartment located in Davidson County, Tennessee, being known as Townhouse No. 158 on the 4th Revised Plan of HICKORY VALLEY CONDOMINIUMS, Phase III, together with the appurtenant interest in the common elements of HICKORY VALLEY CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 5200, Page 131, and further described on the plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant 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 Amended & Restated Master Deed and By-Laws for the administration thereof of record in Book 4918, Page 116, in Book 4958, Page 346; and Amended and Restated in Book 8797, Page 918, said Register's Office.

Being all the same property conveyed to RONALD W. ADCOX AND WIFE, VICKY L. ADCOX, by Deed from SUSAN M. CARASTRO, UNMARRIED, Dated February 29, 1996, of record in Book 9972, Page 662, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 undertakings contained in the Master Deed establishing a Horizontal Property Regime of HICKORY VALLEY CONDOMINIUMS, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 5600 Country Drive #158, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 17th day of May, 2005.

RONALD WAYNE ADCOX

VICKY L. ADCOX

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 **RONALD WAYNE ADCOX AND WIFE, VICKY L. ADCOX**, the bargainor(s), 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 Brentwood, Tennessee, this 17th day of May, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public