WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/05 09:44 2 pgs
Fees:13.00 Taxes:320.05
20050914-0110444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500 00

John Gleason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2005.

Laura Mitchell
Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Seth Necessary	~~Countrywide Home Loans, Inc.~~	~~65E-A-28~~
(NAME)	(NAME)	162.05 0C 045.00
5515 Country Drive, Unit G-45	New Owner	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(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, Sterling L. Nabours and wife, Amy V. Nabours, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seth Necessary, An Unmarried Man, 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment, being Town House No. 45 in Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley, as shown of record in Plat Book 4460, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sterling L. Nabours and wife, Amy V. Nabours, by Warranty Deed dated February 28, 2001, from Paula Banner Conner a/k/a Paula Banner, as of record in Instrument Number 20010305-0020354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This Instrument is executed on behalf of Sterling L. Nabours and Amy V. Nabours by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050914-0110443, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5515 Country Drive, Unit G-45, Nashville, TN 37211

(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 August, 2005.

Sterling L. Nabours
By: Terry DeSelms as his Attorney-in-Fact

Amy V. Nabours
By: Terry DeSelms as her Attorney-in-Fact

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 Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My C... 5-28-2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of August, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Sterling L. Nabours and Amy V. Nabours, and acknowledged that he executed the same as the free act and deed of the said Sterling L. Nabours and Amy V. Nabours, through Power of Attorney granted Terry DeSelms by the said Sterling L. Nabours and Amy V. Nabours.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My C...