WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail Busick	Homecomings Financial Network, Inc.	96-11-A/6.00CO
(NAME)	(NAME)	
452 Stewarts Ferry Pike	2101 Rexford Road, Suite 168 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Charlotte, NC 28211	
(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, **Angela E. Sullivan, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Busick, 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:

Being Apartment Unit No. A-6 of Hickory Place Condominiums created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed 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 in said Master Deed. Reference is here made to the Plan of Hickory Place Condominiums set forth as Exhibit "A" in said Master Deed, for a more complete description of said Unit.

Being the same property conveyed to Angela E. Sullivan, unmarried by Warranty Deed from Anthony J. Bucciarelli, unmarried dated January 24th, 2000 and filed for record in Instrument No. 20000125-0008099 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 6476, Page 663 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed for Hickory Place Condominiums of record in Book 6472, page 435, re-recorded in Book 6476, page 663, amended in Book 6654, page 910, as corrected in Book 6759, page 533, further amended in Book 7015, page 182, Book 7015, page 187, and Book 7015, page 192; By-Laws of record in Book 6472, page 456, Charter of record in Book 6472, page 429, a Sewer Service Agreement, easement and extension of record in Book 4058, page 963-972, Transmission Line Easements to USA in Book 1303, page 21, Book 4324, page 894, and Book 4324, page 896, said Register's Office and any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 03/30/06 09:57 2 pgs
Fees:13.00 Taxes:307.10
20060330-0035964

unimproved ☐

This is improved ☒ property, known as 452 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 hand this 29th day of March, 2006.

Angela E. Sullivan

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 Angela E. Sullivan the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrumentfor the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public