File No. 260300243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/19/07

(AFFIX SEAL)

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 04/12/06 08:52 2 pgs
Fees:13.00 Taxes:314.50

20060412-0041884

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianna Beth Hale	SunTrust Mortgage, Inc.	Map 136-3-B-29
(NAME) 3880 Priest Lake Dr. Condominium # 74	(NAME) P.O. Box 26419	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Richmond, Virginia 23260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William L. Sims, and Wife, Darlene P. Sims, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dianna Beth Hale, unmarried HEREINAFTER CALLED THE GRANTEE(S), HER 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 in Davidson County, Tennessee being Townhouse No. 74, Building No. 26, and the garage therewith in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and Book 4675, page 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William M. Sims and wife, Darlene P. Sims by deed from Harriet Kay Byrum of record in Instrument number 20040503-0049743, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4675, Page 131 and Plat Book 4675, page 145, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4651, Page 412, Register's Office of said County.

MASTER DEED as shown of record in Deed Book 4943, Page 692; Book 4979, page 939; Book 5083, page 417; Book 5189, page 671, Register's Office for said County.

By-Laws as shown of record in Deed Book 4651, Page 420; Book 8115, page 838; Boook 9089, page 765 and Instrument number 20050817-0097909, Register's Office for said County.

RULES AND REGULATIONS as shown of record in Deed Book 7969, Page 173; Book 8115, page 849; Book 9089, page 757; Book 9507, page 606; Book 9927, page 75 and Instrument numbers: 20011025-0116633, 20050621-0071262, 20060228-0022872 and 20060228-0022873, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Dr. Condominium # 74, Nashville, TN 37217
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 31st day of March, 2006.

William L. Sims

Darlene P. Sims

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William L. Sims, and Wife, Darlene P. Sims, 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 Mt. Juliet, Tennessee, this 3/31/2006.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260300243

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122