Davidson County DEEDWARR
Recvd: 04/18/06 14:05 2 pgs
Fees:13.00 Taxes:1106.30
20060418-0044341

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Caroline C. Heaton
102 Nichols Court
Nashville, TN 37205

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 116-3-0-E, PARCEL 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jacqueline Ferguson, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Caroline C. Heaton, 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:

A certain condominium unit in Davidson County, Tennessee described as follows: Unit No. 2 in a Horizontal Property Regime as shown on the condominium site plan of Nichols Court as of record in Plat Book 5200, Page 457, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jacqueline Ferguson, unmarried by deed from James H. Sherrod, Jr. and Robert J. Deal, both unmarried of record in Book 8436, Page 715, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nichols Court as of record in Plat Book 5200, Page 457, and Master Deed of record in Book 6087, Page 444 as amended in Book 6096, Page 70 and Book 6197, Page 642 and Charter of record in Book 6322, Page 472, said Register's Office.
This conveyance is subject to notes on the plat of record in Plat Book 5200, Page 457, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

Property Taxes for the current year have been agreed to by the parties and will be paid by the Grantee.

This is improved property known as 102 Nichols Court Nashville, TN 37205.

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 13th day of April, 2006.

Jacqueline Ferguson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jacqueline Ferguson, an unmarried person, the bargainor(s) 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 this 13th day of April, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $299,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of April, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07