File No. 260301901

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Bethany G. Howse Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Jerry A. Kennon
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/26/06 15:37 2 pgs
Fees:13.00 Taxes:295.63

20060426-0047993

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie D. Davis	Stephanie D. Davis	
(NAME) 438 Stewarts Ferry Pike	(NAME) SAME	MAP/PARCEL 096110A01300CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **I, Bethany G. Howse Price, a married woman and Husband, Treachery O. Price**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie D. Davis, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. B-5 on the Plan of Hickory Place Condominiums, as shown on Exhibit "A" to the Master Deed of Hickory Place Condominiums, of record in Book 6472, page 435, as re-recorded in Book 6476, page 663, as amended in Book 6654, page 910; Book 6759, page 533; Book 7015, page 182; Book 7015, page 187 and Book 7015, page 192, 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 Bethany G. Howse, unmarried by deed from Ronald L. Hutchens and wife, Susan B. Hutchens of record in Deed Book 11553, page 729 and filed for record on July 1, 1999, Register's Office for said County.

The said Bethany G. Howse having since married is now known as Bethany G. Howse Price.

Charter of Homeowner's Association as shown of record in Book 6472, Page 429, Register's Office for said County.

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

Said Treachery O. Price joins in this Deed of Trust for the purpose of conveying and waiving and all right, title and interest, if any, he may have in and to the said property. The said he having no personal liability in connection with the loan to which reference is made herein.

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 438 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 GRANTEE(S), I 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), I 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 21st day of April, 2006.

Bethany G. Howse Price

Bethany G. Howse Price

Treachery O. Price

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 Bethany G. Howse Price, a married woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 4/21/2006.

My Commission Expires:

Jerry A. Kennon

Notary Public

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Treachery O. Price, 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 MT JULIET, Tennessee, this 4/21/2006.

My Commission Expires: 12-30-08

Lissa Groom

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260301901

RETURN TO:

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