WARRANTY DEED

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,899.00

Martha Conger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Karen Russell
Notary Public

MY COMMISSION EXPIRES: 6/26/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shauna Cartwright	New Owner	162-5C-55
(NAME)	(NAME)	
5515 Country Drive Unit #55		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/04/06 13:42 2 pgs
Fees:13.00 Taxes:306.73

20060804-0095810

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, Donnie C. Webb Jr. and wife, Heather Webb, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shauna Cartwright, F.K.A. Shauna Caruthers and husband, William A. Cartwright, 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 apartment in Davidson County, Tennessee, described as follows: Townhouse No. 55 in Hickory Valley Condominiums, (n/k/a Hickory Valley, Phase I, Condominiums, by instrument of record in Book 10597, Page 675 and re-recorded in Book 10645, Page 743, Register's Office for Davidson County, Tennessee), a horizontal property regime, as shown on the Plan of Hickory Valley Condominiums, as of record in Book 4460, Page 27, 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 Donnie C. Webb Jr., by deed of record in Instrument No. 199912090301673, Register's Office for Davidson County, Tennessee.

Heather Webb joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 5515 Country Drive 55, 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 my hand this 28th day of July, 2006.

Donnie C. Webb Jr.

Donnie C. Webb Jr.

Heather [redacted] HW Webb

Heather Webb

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie C. Webb Jr. and Heather Webb with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2006.

Commission expires:

LaTreca McAdoo

Notary Public

