File No. 270101362

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/07/07 10:31 2 pgs
Fees:13.00 Taxes:334.85
20070207-0015980

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cia C. Uckert	Cia C. Uckert	85-15-0-A-5.00
(NAME)	(NAME)	
105 Spring Place Drive	218 Maple Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Juliet TN 37122	
(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, **Jennifer McPherson Adams, as Trustee of the Trust under Article III of the Last Will and Testament of James W. McPherson, Jr.,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cia C. Uckert, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 105, as shown on Exhibit C to the Master Deed for Spring Place Condominiums, as shown by plat of record in Plat Book 6780, Page 229, amended in Book 7213, Page 121, Book 7242, Page 924 and in Instrument No. 20020709-0082174, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer McPherson Adams, as Trustee of the Trust under Article III of the Last Will and Testament of James W. McPherson, Jr., by Personal Representative's Deed from Colleen G. McPherson, as Personal Representative for the Estate of James W. McPherson, Jr., dated October 11, 2006, and of record in Instrument No. 20061025-0132336, Register's Office for said County..

Subject to all matters as set forth per Book 6780, Page 229, Book 7213, page 121, Book 7242, Page 924 and Instrument No. 20020709-0082174, Register's Office of 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 105 Spring Place Drive, 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), 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), 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 hands this 5th day of February, 2007.

Jennifer McPherson Adams, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer McPherson Adams with whom I am personally acquainted and who upon her oath acknowledged herself to be the trustee of the Trust under Article III of the Last Will and Testament of James W. McPherson, Jr., the within named bargainer, a corporation, and that, * as such she, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such trustee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of February, 2007.

My Commission Expires:

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

File Number: 270101362

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