33222

WARRANTY DEED 11033

Davidson County DEEDWARR
Recvd: 01/28/08 13:48 3 pgs
Fees:18.00 Taxes:419.21
20080128-0008810

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JANUARY, 2008.**

Notary Public

MY COMMISSION EXPIRES: ~~November 7, 2011.~~ 7/16/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca K. Sharpe	**Guaranty Trust Company**	**162-09-0-B 024.00CO**
(NAME)	(NAME)	
5600 Country Drive Unit 109	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mary E. Clay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca K. Sharpe, unmarried**, 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:

Land in **Davidson** County, Tennessee, being Unit No. **109, Building 13** of **Hickory Valley Condominiums**, Phase III, a Condominium or horizontal property regime, established by Master Deed of record in Book 4918, page 116, Register's Office for said County, as amended in Book 4958, page 346, said Register's Office; and as shown on the 4th Revised Plan of Phase III, Hickory Valley Condominiums, as of record in Book 5200, Page **131**, said Register's Office.

Together with each and all rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed and By-Laws, including and without limitation such units undivided percentage interest in the land and common elements shown on said plan of record in Book 5200, page 131, said Register's Office.

Being the same property conveyed to **Mary E. Clay** by deed dated 8/24/07 of record in Instrument 20071228-0148484, Register's Office for **Davidson** County, Tennessee.

Being further conveyed to Frank Clover by deed dated 6/29/01 of record in Instrument No. 20010702-0069738, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5600 Country Drive Unit 109, 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/our hand(s)** this **25th day of January, 2008**.

Mary E. Clay

Mary E. Clay

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary E. Clay 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 at Smyrna, Tennessee, this 25th day of January, 2008.

Commission expires: ~~1/7/11~~ 7/16/11

Notary Public

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, (Lori Holloway) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11-7-11.

Notary's Seal (If on paper)

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY