Davidson County	DEEDWARR
Recvd: 06/05/08 13:53	2 pgs
Fees:13.00 Taxes:666.00	
20080605-0057993	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$180,000.00 Catherine M Hickman
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF June, 2008.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-7-2011
| (AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine M. Hickman 7277 Charlotte Pk Nashville, TN 37209	SAME	Map 114 08 0C Parcel 094.00

For and in 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,

David D. Mathias and Lori Mathias, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Catherine M. Hickman

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:

Being Unit 91 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument #20041221-0151636, on a plan of West Park, Phase Two of record in Instrument #20041112-0136248, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David D. Mathias and Lori Mathias, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 28, 2005, and recorded in Instrument No. 20051102-0132606, in the Register of Deeds Office in and for Davidson County, Tennessee.

This conveyance is made subject to:

Property Taxes for the year 2008, a lien, but not yet due and payable.

Terms, Provisions, covenants, conditions, restrictions, easement, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument Number 20040304-0024541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301, page 684, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument Number 20030530-0073233, register's Office for Davidson County, Tennessee.

Subject to the Plan of Record in Plat Instrument No. 20040304-0024541 & 20041112-0136248, said Register's Office for Davidson County, Tennessee.

Subject to all the matters shown on the Plan of Boundar Plan of West Park, of record Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of West Park, Phase One, of record in Instrument No. 20040624-0075135, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 7277 Charlotte Pk, Nashville, TN 37209
(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(s) this 5th day of June, 2008.

David D. Mathias

Lori Mathias

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David D. Mathias ans Lori Mathias, with whom I am personally acquainted, (or who 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, at office, this 5th day of June, 2008.

NOTARY PUBLIC

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 6.5.08.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027