File No. 290101322

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/09 11:10 2 pgs
Fees:13.00 Taxes:517.63

20090304-0019142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO ROAD, STE 300**
**NASHVILLE, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Alan Still | Taylor, Bean & Whitaker Mortgage | 160140C03900CO |
| (NAME) 739 Fox Ridge Drive | (NAME) 1417 N. Magnolia Avenue | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Ocala, FL 34475 | |
| (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, WE, **Dorothy Nelms f/k/a Dorothy J. Empson and Ramon Nelms, married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **David Alan Still, unmarried**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 739 on the Plan of Brentwood Trace Condominiums, Section II, as shown by plat of record in Plat Book 5200, page 376 and 377, 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.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Brentwood Trace Condominiums, Section II, as said areas are set forth and defined in the Master Deed and By Law of record in Book 5818, Page 915, Book 5818, Page 925 and Book 5868, Page 70, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Dorothy Nelms f/k/a Dorothy J. Empson by Quitclaim Deed from Dorothy Nelms f/k/a Dorothy J. Empson and Cheryl E. Williams of record in Instrument No. 20081003-0100941, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dorothy J. Empson and Cheryl E. Williams by Quitclaim Deed dated June 14, 2002, filed June 18, 2002 from Elizabeth J. Smith, Trustee and Dorothy J. Empson of record in Instrument No. 20020618-0073474, Register's Office of Davidson County, Tennessee.

Ramon Nelms joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 5200, Page 376 & 377, Register's Office of Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5818, Page 915, Book 5818, Page 925, Book 5868, Page 70, Register's Office of Davidson County, Tennessee.

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 739 Fox Ridge Drive, Brentwood, TN 37027

(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), HIS 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), HIS 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 27th day of February, 2009..

Dorothy Nelms f/k/a Dorothy J. Empson

Ramon Nelms

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Nelms and Ramon Nelms** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of February, 2009.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

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**RETURN TO:**
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027