BILL GARRETT, Davidson County
Trans:T20090037257 DEEDWARR
Recvd: 06/04/09 12:55 3 pgs
Fees:18.00 Taxes:387.76
20090604-0051793

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| JaVita D. Wooten<br>5600 Country Drive, #313<br>Nashville, TN 37211 | same | 162-09-0-B 084.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Andrea N. Turvy (formerly known as Andrea N. Furr) and husband, Christopher Jackson Turvy**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **JaVita D. Wooten**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Unit 313, Hickory Valley Condominiums, Phase 3, 4th Revision, of record in Plat Book 5200, page 131, and as established under Master Deed of record in Book 4918, page 116, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Andrea N. Furr, unmarried, by deed from Sharon A. Emerson, unmarried, of record in Instrument No. 20041130-0142432, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2009 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 5200, page 131, said Register's Office.
3. Charter for Hickory Valley Condominium Phase 3 Association of record in Book 8021, page 852, said Register's Office.

4. Master Deed of record in Book 4521, page 574; Book 4918, page 116; Book 4958, page 346 and Book 5001, page 394, said Register's Office.
5. Easement for access road of record in Book 4842, page 979 and Book 5606, page 663, said Register's Office.
6. Any and all visible easements on and across subject property.
7. Subject to any and all building and zoning regulations of City, County and State.

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, her successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

This improved property is known as 5600 Country Drive, #313, Nashville, TN 37211.

WITNESS OUR HANDS this 28th day of May, 2009, in Franklin, Tennessee.

ANDREA N. TURVY

CHRISTOPHER JACKSON TURVY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Andrea N. Turvy and husband Christopher Jackson Turvy, 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 purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 28th day of May, 2009.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $104,800.00.

Andrea N. Turvy
AFFIANT

Sworn to and subscribed to me, the undersigned, this 28th day of May, 2009, in Brentwood, Tennessee.

Georgette R Kennedy
NOTARY PUBLIC

My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20034.2009/ml
Turvy Andrea.wd