RL

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090039226 DEEDWARR
Recvd: 06/12/09 10:11 2 pgs
Fees: 13.00 Taxes: 584.23

20090612-0054636

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 2009

Notary Public

MY COMMISSION EXPIRES 6-5-12
(AFFIX SEAL)

CHARLOTTE A. BATTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee, Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D Wilford (NAME)	Same as new Owner (NAME)	114-08-0-C-073.00-CO
7277 Charlotte Pike #249 (ADDRESS)	(ADDRESS)	
Nashville (CITY) TN (STATE) 37209 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Central Mortgage Company, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kimberly D Wilford, An Unmarried Woman

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 70 on the Plan of West Park Phase 2, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park Homeowners Association, Inc. of record in Instrument No. #20040304-0024541, as amended in Instrument #20041221-0151636, as further set out on a plan attached to an amendment of record as Instrument No. #20041112-136248, and as further amended by Instrument #20050222-0018812, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Central Mortgage Company by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, recorded December 23, 2008 in Instrument Number 20081223-0122549 and by Corrected Successor Trustee's Deed recorded April 15, 2009 in Instrument Number 20090415-0034391, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7277 Charlotte Pike #249 (House Number, (Street)) Nashville (City or Town) 37209 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Kimberly D Wilford, and his/her/their assigns, forever.

Said Central Mortgage Company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Central Mortgage Company, has executed this deed this 27th day of May, 2009

Central Mortgage Company

by JANICE DAVIS
VICE PRESIDENT
CENTRAL MORTGAGE
COMPANY

STATE OF Arkansas

COUNTY OF Saline

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Janice Davis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Central Mortgage Company, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

DAVID CRANE
Commission No. 12363242
NOTARY PUBLIC
My Commission Expires 11/01/2017
SALINE CO., ARKANSAS

Witness my hand and Notarial Seal this 27th day of May, 2009

Notary Public

My Commission expires: 11/1/17

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9134