# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090059371 DEEDWARR
Recvd: 08/31/09 10:12 2 pgs
Fees:13.00 Taxes:449.55
20090831-0081360

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$121,500.00.**

Affiant

Subscribed and sworn to before me this 27th day of August, 2009

Notary Public
My Commission expires:
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Tiara Nicole Stingley | SAME | 091-07-0-C-002.00CO |
| 1207 52nd Avenue North | SAME | |
| Nashville, TN 37209 | SAME | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Troy Lockamy and David Adcock**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tiara Nicole Stingley**, unmarried, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit B, on the Plan of 5201 Louisiana Townhomes, a horizontal property regime as shown on the Plat recorded as Exhibit B of the Master Deed of record in Instrument Number 20070814-0096982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument Number 20070814-0096982, Register's Office for Davidson County, Tennessee.**

**Being part of the same property conveyed to Troy Lockamy and David Adcock, by deed from Tennessee Equity Holdings, Inc., on May 23, 2007, of record in Instrument Number 20070530-0063905, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 172, Register's Office Davidson County, Tennessee.
- Master Deed and By-Laws appended thereto of record in Instrument Number 20070814-0096982, Register's Office Davidson County, Tennessee.

Subject property is not the primary residence of the Grantors.

This is improved property known as: **1207 52nd Avenue North, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this August 27th, 2009.

**Troy Lockamy**

David Adcock by Troy Lockamy as attorney-in-fact

**David Adcock**
**By Troy Lockamy, as attorney-in-fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Troy Lockamy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 27, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Troy Lockamy** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **David Adcock** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David Adcock the bargainor(s), by the said Troy Lockamy, as Attorney-in-Fact.

WITNESS my hand and seal, this August 27th, 2009.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to
**A Title Quest**
1312 Central Court
Hermitage, TN 37076