WARRANTY DEED

STATE OF KENTUCKY
COUNTY OF McCracken

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2011.

Notary Public #446478

MY COMMISSION EXPIRES: 2-25-14
(AFFIX SEAL)

BOX 10-A

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann E. Davies	SAME	Map 117-11-J
(NAME)	(NAME)	
678 Whitney Drive		Parcel 123 CO
(ADDRESS)	(ADDRESS)	
Paducah, KY 42001		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THEODORE E. C. DAVIES AND WIFE, DEBRA HULTMAN DAVIES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN E. DAVIES, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 123, together with the appurtenant interest in the common elements, of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument #20040209-0015685, re-recorded in Instrument #20040212-0017074, and as amended in Instrument #20050404-0036415 and in Instrument #20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Theodore E. C. Davies and wife, Debra Hultman Davies, by deed from The 44 Group, LLC, of record in Instrument #20080701-0067786, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) Right of Entry Agreement of record in Book 9921, page 620, Register's Office of said County; and (c) Master Deed of record in Instrument #20040209-0015685, re-recorded in Instrument #20040212-0017074, as amended in Instrument #20050404-0036415 and in Instrument #20050512-0053861, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Boulevard Unit 123, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20110011321 DEEDWARR
Recvd: 02/24/11 09:59 2 pgs
Fees:13.00 Taxes:702.63
20110224-0015143

Witness our hands this 22nd day of February, 2011.

Theodore E. C. Davies

Debra Hultman Davies

STATE OF KENTUCKY
COUNTY OF McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore E. C. Davies and Debra Hultman Davies, the bargainor, 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 and official seal at Paducah (City), Kentucky this 22nd day of February, 2011.

Commission expires:

Marilyn S. Narayanan
Notary Public, ID No. 433097
State at Large, Kentucky
My Commission Expires on Jan. 17, 2015

Notary Public