WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016754 DEEDWARR
Recvd: 03/22/11 10:08 2 pgs
Fees:13.00 Taxes:555.00

20110322-0022251

File No.: AV-11-140

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,999.00

Mary B. McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2011.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B. McDaniel	First Tennessee Bank, N.A.	86-10-B-140.00 CO
(NAME)	(NAME)	
140 Noel Cove Circle	300 Court Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Memphis, TN 38103	
(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, I/WE, **ALICIA A. ARRICK, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **MARY B. MCDANIEL, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, 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 140, NOEL COVE TOWNHOMES, as established under Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20030924-0141428, 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 Alicia A. Arrick, a single person by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation, recorded on the 21st day of September, 2004 in Instrument Number 20040921-0113455, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 140 Noel Cove Circle, Nashville, TN 37076
(House Number) (Street) (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 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), 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.

Witness my/our hand(s) this 10th day of March, 2011.

Alicia A. Arrick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alicia A. Arrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2011.

Notary Public
My Commission Expires: 01/07/2013

DAVIDSON COUNTY AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171