WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027008 DEEDWARR
Recvd: 05/06/11 09:56 3 pgs
Fees:18.00 Taxes:610.50
20110506-0034897

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melinda Caperton Storey	Melinda Caperton Storey	142070C06200CO
(NAME)	(NAME)	
272 Myhr Green	272 Myhr Green	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, we, **Carol Ann Jones and Carol A. Jones, Trustee of the Carol A. Jones Trust dated February 17, 2010**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melinda Caperton Storey, Trustee of the Melinda Caperton Storey Living Trust Agreement dated November 11, 1994 as amended September 13, 2007**, hereinafter called the GRANTEE(S), their heirs and/or 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. 62, as shown on the plan of Ashley Green, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7184, Page 44 and amended in Book 7482, Page 312 and corrected in Book 7467, Page 279, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, to which reference is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Clement E. Williams and wife, Helen M. Williams and their daughter, Carol Ann Jones by Deed from Phyllis M. Meinhart, sole Devisee under the Last Will and Testament of Hubert J. Dowline, her father, dated 04/22/2002 and filed for record on 04/24/2002 in Instrument No. 20020424-0050413, Register's Office for Davidson County, Tennessee. Clement E. Williams having since died 11/5/2009 and Helen M. Williams having since died 2/17/2010 leaving the property to Carol Ann Jones and The Carol A. Jones Trust by virtue of Last Will and Testament dated April 17, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat Book 6900, Page 978, said Register's Office.
Master Deed and By-Laws filed for record in Book 7184, Page 44, said Register's Office.

Said Master Deed was amended of record in Book 7467, Page 279, and Book 7482, Page 312, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5374, Page 511, said Register's Office.
Final Judgment and Decree of record in Book 5407, Page 643, said Register's Office.
Easement of record in Book 6483, Page 907, said Register's Office.
Storm water Detention Agreement of record in Book 6880, Page 121, said Register's Office.
Agreement for Dedication of Public Utility Easement of record in Instrument No. 20060724-0088823, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 272 Myhr Green, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 5th day of May, 2011.

Carol Ann Jones

Carol A. Jones, Trustee of the Carol A. Jones Trust
dated February 17, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Carol Ann Jones with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 5th day of May, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carol A. Jones with whom I am personally acquainted and who upon oath acknowledged herself to be the Trustee of The Carol A. Jones Trust dated February 17, 2010 the within named bargainer, and that as such being authorized to execute the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of May, 2011.

Notary Public
My Commission Expires: 9/27/13.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

