WARRANTY DEED

Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/12/12

(AFFIX SEAL)

THOMAS SIDWELL K. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 3107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nora L. Diehl	New Owner	103140A05700CO
(NAME)	(NAME)	
4500 POST Road, E 57		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110034483 DEEDWARR
Recvd: 06/09/11 09:49 2 pgs
Fees:13.00 Taxes:795.50
20110609-0044128

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, Robert S. Hayes III, a married man***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nora L. Diehl, unmarried**, 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. E-57, as shown on the Revised plan of The Hillwood, a Condominium of record in Plat Book 6250, Page 503, a Horizontal Property Regime, and established by the Master Deed of record in Book 5280, Page 464 and amended in Book 6553, Page 108, 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, reference to which 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 Robert S. Hayes, III, a married man by Deed from Gertie K. Patrick, dated 08/04/2005 and filed for record on 08/31/2005 in Instrument No. 20050831-0104032, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 4300, Page 56, Plat Book 6250, Page 503, said Register's Office.

Master Deed and By-Laws filed for record in Book 5280, Page 464, said Master Deed was amended in Book 6553, Page 108, said By-Laws were amended in Book 7702, Page 606, were amended in Book 7822, Page 263, were amended in Instrument No. 20081125-0115372, said Register's Office.

Charter of record in Book 5286, Page 122, 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 4500 POST Road, E 57, NASHVILLE, TN 37205
(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 my hand this 31 day of June, 2011.

Robert S. Hayes III

State of Tennessee
County of Williamson

Personally appeared before me Robert S. Hayes III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of June, 2011.

Notary Public
My Commission Expires: 11/10/12

STATE OF TENNESSEE NOTARY PUBLIC THOMAS SIDWELL WILLIAMSON COUNTY

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