WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110035081 DEEDWARR
Recvd: 06/13/11 10:27 2 pgs
Fees:13.00 Taxes:639.73
20110613-0045020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicola C. White	First Tennessee Bank, N.A.	117.030C-119.00 CO
(NAME)	(NAME)	
119 Hillsboro Place	511 Union Street, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(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, I, Dwight Wiles, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicola C. White, 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. 119 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, page 725, amended in Book 520, pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6244, page 394 amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to Dwight Wiles, Trustee, with full power to convey or mortgage without joinder of any beneficiary, by deed of record in Instrument Number 20050523-0057970, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, page 725, amended in Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee. Charter of Incorporation of Hillsboro Place Homeowners Association of record in Book 6265, page 260, Register's Office for Davidson County, Tennessee. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Place, of record in Book 6244, page 394, amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 909, and Book 4158, page 34, Register's Office for Davidson County, Tennessee. All matters appearing on the Plan of record as 5200, page 725, amended in Plat Book 5200, page 757 and 758, Register's Office for Davidson County, Tennessee. Easement for anchor purposes of record in Book 5870, page 33, Register's Office for Davidson County, Tennessee. Easement for sewer purposes of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee. Easement for access roads or driveways and parking of record in Book 4240, page 209 and Book 5221, page 681, Register's Office for Davidson County, Tennessee. Easement for construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4633, page 468 and Book 4653, page 915, Register's Office for Davidson County, Tennessee. Storm Water Detention agreement of record in Book 6128, page 852, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 119 Hillsboro Place, Nashville, TN 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.

Witness my hand this 3rd day of June, 2011.

Dwight Wiles Trustee

Dwight Wiles, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

* TRUSTEE DW

Witness my hand and official seal at Franklin, Tennessee this 3rd day of June, 2011.

Commission expires: 1/9/2012

Pamela A Kemp

Notary Public

PAMELA A KEMP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN