BILL GARRETT, Davidson County
Trans:T20110040728 DEEDWARR
Recvd: 07/07/11 11:47 2 pgs
Fees:13.00 Taxes:432.90
20110707-0052015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

WARRANTY DEED

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-PR-11-5845-302

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda R. Nickens	Linda R. Nickens	
1750 Ethan Lane	1750 Ethan Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	161160A11600CO
(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 MARGARET Y. TUCKER AND RUSE A. TUCKER, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA R. NICKENS , AN UNMARRIED WOMAN, 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 NO. 116, BLDG. 18, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF TOWNHOMES OF SHADOW GLEN, ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248, WITH SUPPLEMENTAL IN INSTRUMENT 20050118-0005927, AND AS AMENDED IN INSTRUMENT NO. 20050520-0056887, REGISTER'S OFFICE FOR SAID COUNTY, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "A" TO THE AFOREMENTIONED SUPPLEMENTAL IN INSTRUMENT NO. 20050118-0005927, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARGARET D. YOUNG, UNMARRIED BY DEED FROM DAVID A. GLOVER AND WIFE, JUDY E. GLOVER, DATED 10/06/2005 AND FILED FOR RECORD ON 10/07/2005 IN INSTRUMENT 200510070121768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MARGARET D. YOUNG HAVING SINCE MARRIED. HER SPOUSE, RUSE A. TUCKER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 38; BOOK 8064, PAGE 815, INSTRUMENT 200403150029248, INSTRUMENT 200501180005927, AND INSTRUMENT 200505200056887; BOOK 8064, PAGE 831, INSTRUMENT 200001140004981, INSTRUMENT 200306260089015, INSTRUMENT 200309030127692, AND INSTRUMENT 200409170112429, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5845 Nolensville Pike, Unit 302, Nashville, Tennessee 37211
(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 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 30th day of June, 2011.

Margaret Y. Tucker

Ruse A. Tucker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Y. Tucker and Ruse A. Tucker, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2011.

Notary Public

My Commission Expires:

(SEAL) 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903