BILL GARRETT, Davidson County
Trans:T20110058736 DEEDWARR
Recvd: 09/21/11 13:48 2 pgs
Fees:13.00 Taxes:379.25
20110921-0073214

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1120**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/26/2011**, by and between **Mary Hammack, an unmarried individual, Karen Sue Nolte, an unmarried individual, Judith Anne Widenmann, an unmarried individual,** parties of the first part, and **Rebecca L Greenway, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Townhouse No. 101, of on the Plan of Hickory Valley Condominius, Phase III, Revised of record in Plat Book 5050, Page 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Hammack, unmarried, Karen Sue Nolte, married and Judith Anne Widenmann, married by deed dated July 21, 2009 from Mary Hammack, unmarried of record as Instrument No. 20090723-0068986, said Register's Office.

This conveyance is made subject to:

Parcel ID # **162-9B-15CO**
- [X] Improved OR
- [ ] Unimproved property located at: **5600 Country Drive Apt #101, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary W. Hammack by Karen S Nolte Atty in Fact — Karen Sue Nolte
Mary Hammack — Karen Sue Nolte

Judith Anne Widenmann

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~Mary Hammack~~, **Karen Sue Nolte and Judith Anne Widenmann** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of August, 2011..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/6/13

STATE OF TENNESSEE, WILLIAMSON COUNTY:

On this 26th day of August, 2011, personally appeared before me, Karen S Nolte, with whom I am personally acquainted and who acknowledged that she is the attorney in fact Mary Hammack and that as said Attorney in fact she executed the within Deed of Trust for the purposes therein contained by signing the name of Mary Hammack. as her free act and deed.

Rebecca L. Garland
Notary Public

Expires: 5/6/13

****

Owner's Name: **Rebecca L Greenway**

and Address: **5600 Country Drive Apt #101, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Superior Bank, N.A.
17 North 20th Street
Birmingham, AL 35203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$102,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 26th day of August, 2011..

Rebecca L. Garland
Notary Public

My Commission Expires: