File No. 110834

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20110061546 DEEDWARR
Recvd: 10/04/11 08:29 2 pgs
Fees:13.00 Taxes:296.00
20111004-0076655

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy B. Sparrow	New Owner	117-03-0B-078.00
(NAME)	(NAME)	
P.O. Box 150945		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, **Wilson Stewart**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy B. Sparrow and Betty M. Brown**, 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. E-15, Parcel No. 78, in a Horizontal Property Regime which is located on the plat of Villager Condominium, of record in Book 5200, Page 201 (revising plat of record in Book 5200, Page 154), Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wilson Stewart by Quitclaim Deed from Carolyn S. Stewart dated December 27, 2006 and recorded December 27, 2006 in Instrument No. 20061227-0159172; and the same property previously conveyed to Carolyn S. Stewart by Warranty Deed from The Estate of Reynold Bubis (Davidson County Probate Docket No. 96P-119) dated March 27, 1996 and recorded April 3, 1996 in Book 10001, Page 456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Book 5434, Page 665; corrected in Book 5487, Page 967; amended By-Laws of record in Instrument Number 20080416-0038631; Rules and Regulations of record in Instrument Number 20090616-0055824; HOA Charter of record in Book 5441, Page 815; and all matters shown on plat of record in Plat Book 5200, Page 201 (revising plat of record in Plat Book 5200, Page 154), Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the residence of the Grantor.

unimproved ☐
This is improved ☒ property, known as 2601 Hillsboro Pike Unit E-15, Nashville, TN 37212
(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

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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 1st day of October, 2011.

Wilson Stewart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILSON STEWART, the bargainor(s), 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.

Witness my hand and official seal this 1st day of October, 2011.

Commission expires: April 23, 2013

Dolly T Peay

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER