2

BK 44
CASR

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110066486 DEEDWARR
Recvd: 10/24/11 15:30 2 pgs
Fees:13.00 Taxes:458.80
20111024-0082699

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October 2011.

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson J. Bain	Avenue Bank	109050d01800co
(NAME)	(NAME)	
1547 Lincoya Bay Drive	3823 Cleghorn Ave.	
(ADDRESS)		
Nashville, TN 37214	Nashville, TN 37215	
(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, WE, Stephen Thomas Wickwire and wife, Miranda Kay Wickwire and Nell G. Wickwire, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackson J. Bain, unmarried, 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. 1547 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Regime, contained in the said Declarations, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephen Thomas Wickwire and wife, Miranda Kay Wickwire and Nell G. Wickwire, unmarried, by Warranty Deed dated July 27th, 2005, from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20050728-0088381, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Nell G. Wickwire by Stephen Thomas Wickwire as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20111024-0082698, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1547 Lincoya Bay Drive, Nashville, TN 37214
(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 our hands this 21st day of October, 2011.

Nell G. Wickwire - By Stephen Thomas Wickwire, Attorney in Fact
Nell G. Wickwire
By: Stephen Thomas Wickwire, attorney in fact

Stephen Thomas Wickwire

Miranda Kay Wickwire
Miranda Kay Wickwire

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 Stephen Thomas Wickwire and Miranda Kay Wickwire, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my had and official seal the 21st day of October, 2011 at Davidson County, Tennessee.

Commission expires: 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2011, before me personally appeared Stephen Thomas Wickwire, the person who executed the foregoing instrument on behalf of Nell G. Wickwire, and acknowledged that he executed the same as the free act and deed of the said Nell G. Wickwire, through Power of Attorney granted him by the said Nell G. Wickwire.

Witness my hand and official seal at Smyrna, Tennessee this 21st day of October, 2011.

Commission expires: 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

Notary Public