BILL GARRETT, Davidson County
Trans:T20110073280 DEEDWARR
Recvd: 11/18/11 14:52 2 pgs
Fees:13.00 Taxes:340.40
20111118-0090608

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2011.

Notary Public

My commission expires: 7-25-12

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stacey Richardson Andrews	**New owner**	**Map/Parcel 117-11-0-B-012.00 CO**
6128 Hillsboro Rd		
Nashville, TN 37215		

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,

Patsy Holt Maynard also known as Patsy Holt Maynord, married, Michael W. Holt, unmarried, and Raymond Eugene Holt, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacey Richardson Andrews, Trustee of the Stacey Richardson Andrews Testamentary Trust

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-12 of Villager East Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Villager East Condominium of record in Book 5457, Page 298 with Deed of Correction for Master Deed for Villager East Condominium recorded in Book 5553, page 336, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a 126th undivided interest in the common elements as set forth in Exhibit B to said Master Deed and 1 vote per unit as set forth in Section 6 of the By-Laws attached as Exhibit C to said Master Deed, said Unit being depicted on Plat of record in Book 5200, page 235, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patsy Holt Maynard, Michael W. Holt and Raymond Eugene Holt, as Tenants in Common by Executrixes Deed from Patsy Holt Maynard, Michael W. Holt and Raymond Eugene Holt, Executrixes, recorded in Book 10546, page 56, in the Register's Office for Davidson County, Tennessee, dated July 15, 1997. Patsy Holt Maynard is also known as Patsy Holt Maynord; the last name "Maynord" was incorrectly spelled "Maynard" on the prior deed.

Being the same property previously conveyed to B. J. Culberson by Warranty Deed from Thomas M. Godbold and wife, Elizabeth C. Godbold, recorded in Book 5853, page 165, in the Register's Office for Davidson County, Tennessee, dated February 12, 1982. B.J. Culberson died March 6, 1983, devising subject property to his sister, Bessie Mai Holt, his will of record in Will Book 143, page 133, in the Probate Office for Davidson County, Tennessee. Bessie Mai Holt died January 26, 1996, her estate was administered under Docket No. P96-1617, Probate Court for Williamson County, Tennessee.

** Kimble Maynord, spouse of Patsy Holt Maynord, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

*** Elaine Holt, spouse of Raymond Eugene Holt, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 3600 Hillsboro Pike A-12, Nashville, TN 37215.

Map/Parcel 117-11-0-B-012.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF November 16, 2011:

Patsy Holt Maynord

Michael W. Holt

Raymond Eugene Holt

**Kimble Maynord

***Elaine Holt

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Patsy Holt Maynord and Michael W. Holt, and Raymond Eugene Holt, the within named Grantor(s), 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, at office, this the 16th day of November, 2011.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kimble Maynord and Elaine Holt the within named Grantor(s), 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, at office, this the 16th day of November, 2011.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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