WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120000956 DEEDWARR
Recvd: 01/05/12 10:29 2 pgs
Fees:13.00 Taxes:432.90
20120105-0001095

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Hicks	New Owner	142090E07900CO
(NAME)	(NAME)	
1280 General George Patton Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **870 MURFREESBORO ROAD, INC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberly D. Hicks**, hereinafter called the grantee(s), 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. 1280 and carport 1280-C, shown as C79 on the plat of Section Seven, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, Pages 705-706 and amended in Book 6392, Page 321 and being further established by the Master Deed for River Plantation Section Seven, a Horizontal Property Regime, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to 870 Murfeesboro Road, Inc by Deed from Donny J. Bear of record in Instrument No. 20111103-0085754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 5200, Page 562, Plat Book 5200, Page 705-706, Book 6392, Page 321, said Register's Office.
Master Deed of record in Book 6226, Page 9, said Register's Office.
By-Laws of record in Book 6226, Page 18, said Register's Office.
Charter of record in Instrument 200704050041036, said Register's Office.
Notice Of Completion of record in Instrument 201108030059525, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1280 General George Patton Rd., Nashville, TN 37221
(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 hand this 21st day of December,2011

870 Murfreesboro Road, Inc.

By: Kim Hicks
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Hicks, with whom I am personally acquainted and show proved himself/herself to be the Authorized Agent of 870 Murfreesboro Road, Inc., the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 21st day of December, 2011.

Commission expires:

Notary Public

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

