WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120009127 DEEDWARR
Recvd: 02/07/12 08:24 2 pgs
Fees:13.00 Taxes:562.40
20120207-0010748

MARK D. BOLES, SR. ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 19, 2014

(AFFIX SEAL)

20124891

THIS INSTRUMENT WAS PREPARED BY
MARK D. BOLES, SR., ATTORNEY AT LAW
123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-GROUP-PARCEL NUMBERS
Katherine Johnson	Franklin Synergy Bank	142-11-C-004--
(NAME)	(NAME)	-
165 Hicks Rd #4	3301 Aspen Grove Drive	
(ADDRESS)	(ADDRESS)	-
Nashville, TN 37221	Franklin, TN 37067	
(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, **DANIEL BRITTON DEPRIEST AND WIFE, ANNE ZICHTERMAN DEPRIEST, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE JOHNSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **MONTGOMERY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 4 on the Plan of Aspen Heights of record in Book 9700, Page 312, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

This being the same property conveyed to Daniel Britton DePriest and wife, Anne Zichterman DePriest, as tenants by the entirety by Quit-Claim Deed from Anne Zichterman DePriest on 2/9/2011 and recorded on 2/16/2011 in Instrument #20110216-0013172, Register's Office for Davison County, Tennessee.

This conveyance is subject to: (1) the Plan, with Owner's Certification, of record in Book 9700, Page 312 and thr Declaration of Covenants, Conditions and Restrictions of record in Book 10303, Page 698 Register's Office Davidson County, Tennessee (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions and setback lines as shown by Plat of record, and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 165 Hicks Road Condominium 4, 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 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 3rd day of February, 2012.

Daniel Britton DePriest

Anne Zichterman DePriest by

as Attorney-in-Fact

Anne Zichterman DePriest
by Daniel Britton DePriest as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

On this 3rd day of **February 2012**, before me, **Mark D. Boles, Sr.**, personally appeared **Daniel Britton Depriest**, Individually and as Agent and Attorney in Fact for **Anne Z. Depriest**, the bargainor(s), Power of Attorney of record in Book *, page _____ in Register's Office of Davidson County, Tennessee and a person with whom I am personally acquainted or proved to me on the basis of satisfactory evidence his identity and who acknowledged that he, Individually and as such Agent and Attorney-in-Fact, being authorized to do so, executed the foregoing instrument as the free act and deed of himself and on behalf of the said **ANNE Z. DEPRIEST** for the purposes therein contained.

*20120207 0010747

Sworn to and subscribed before me this 3rd day of February, 2012. In witness whereof I have hereunto set my hand and affixed my official seal at Clarksville, Tennessee.

My Commission expires: July 19, 2014

MARK D. BOLES, SR. ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Mark D. Boles, Sr. Notary Public