Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040908 DEEDWARR
Recvd: 06/04/12 13:50 2 pgs
Fees:13.00 Taxes:906.50
20120604-0048470

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

M. J. Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2012.

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-29-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina A. Walker	Fifth Bank	Map 131-5-C
(NAME)	(NAME)	
340 Ardsley Place	10 Cadillac Dr #100	Parcel 34 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood TN 37027	
(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, **MEICHEL ABILLAR AND WIFE, MARIA IRENE D. ABILLAR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NINA A. WALKER, 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. 340, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed and Bylaws, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meichel Abillar and Maria Irene D. Abillar, husband and wife, by deed from Elizabeth M. Johnson f/k/a Elizabeth R. McNeilly, a married woman, of record in Instrument No. 20081211-0119456, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 699, said Register's Office; (c) restrictive covenants of record in Book 6566, page 4 and Book 6674, page 583, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6822, page 721, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 340 Ardsley Place, Nashville, Tennessee 37215
(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 31st day of May, 2012.

Meichel Abillar by Kevin D. Montgomery, attorney in fact
Meichel Abillar
By Kevin D. Montgomery, Attorney in Fact

Maria Irene D Abillar by Kevin D. Montgomery, attorney in fact
Maria Irene D Abillar
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Meichel Abillar and Maria Irene D. Abbilar and acknowledged that he executed the same as the free act and deed of Meichel Abillar and Maria Irene D. Abbilar.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2012.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014