BILL GARRETT, Davidson County
Trans:T20120045452 DEEDWARR
Recvd: 06/20/12 10:24 2 pgs
Fees:13.00 Taxes:591.63
20120620-0053944

WARRANTY DEED

R-VRES-12-6959

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber R. Williams	Avenue Bank	
6959 Highland Park Drive	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	143-3-C-14.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTHA ANN WOODMORE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMBER R. WILLIAMS AND HUSBAND, CRAIG E. WILLIAMS, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT C-4 AND CARPORT C-4, HARPETH GLEN CONDOMINIUM APARTMENTS, PHASE ONE, AN INFORMATIONAL PLAT WHICH IS OF RECORD IN BOOK 4460, PAGE 42, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4546, PAGE 658,IN THE REGISTER'S OFFICE,DAVIDSON COUNTY, TENNESSEE,TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARTHA ANN WOODMORE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM NASHVILLE CITY BANK & TRUST CO., RECORDED ON THE 9TH DAY OF MARCH, 1982 IN DEED BOOK 5859, PAGE 313, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGE(S) 42 AND SITE PLAN SHOWN AS EXHIBIT TO MASTER DEED RECORDED IN BOOK 4546, PAGE 658; BOOK 5178, PAGE 138; BOOK 5583, PAGE 756, BOOK 5720, PAGE 447, BOOK 7538, PAGE 346, BOOK 8017, PAGE 310 AND INSTRUMENT NOS. 20010123-0006812, 20070724-0087868 AND 20110624-0048453; BOOK 4546, PAGE 658, BOOK 4630, PAGE 504, BOOK 4775, PAGE 384, BOOK 4872, PAGE 973 AND BOOK 9797, PAGE 493; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6959 Highland Park, Nashville, Tennessee 37205
(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/our hand(s) this 12th day of June, 2012.

Martha Ann Woodmore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Ann Woodmore, the within named bargainor, 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 and official seal, this the 12th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903