WARRANTY DEED

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-3-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. Jason Keen	**SAME**	**117-11-B-13CO**
(NAME)	(NAME)	
1376 Moonlight Trail		
(ADDRESS)	(ADDRESS)	
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, *Frank W. Rickey and wife, Nancy Teasley Rickey*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *P. Jason Keen*, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. A-13, Parcel No. 13, in a Horizontal Property Regime which is located on the revised Plan of The Villager East of record in Book 5200, Page 235, said Register's Office to which reference is hereby made. Said Plan voids, vacates and supercedes the recording of the original Villager East plan of record in Plat Book 5200, Page 178, in said Register's Office.

BEING the same property conveyed to Nancy Teasley Rickey by deed from Lisa Cowan Bryant and Husband, Barry P. Bryant, Robert H. Cowan and wife, Cleo W. Cowan, of record in Book 6688, Page 376, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Nancy Teasley Rickey by deed from Lisa Cowan Bryant and Robert H. Cowan and wife, Cleo W. Cowan of record in Book 6688, Page 376, Register's Office for Davidson County, Tennessee.

Frank W. Rickey, husband of the said Nancy Teasley Rickey, joins in this conveyance for the purpose of conveying any right, title and interest that he might have by reason of his marital status.

This conveyance is subject to the following:

1. 2012 taxes and subsequent years, a lien, but not yet due and payable until 10-1-12.
2. Restrictive Covenants for Villager East Condominium of record in Book 5457, Page 298 as corrected in Book 5553, Page 336 and By-Laws attached thereto as Exhibit C.
3. Charter of the Homeowner's Association of record in Book 5450, Page 744.
4. All matters shown on the revised Plan of Villager East in Book 5200, Page 178 as revised in Book 5200, Page 235 in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines.
5. Subject to notes, easements, setback lines, restrictions and conditions shown on said plan.

This conveyance is also subject to any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3600 Hillsboro Pike, Unit A13, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120047560 DEEDWARR
Recvd: 06/28/12 08:29 2 pgs
Fees:13.00 Taxes:331.15

20120628-0056554

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 27th day of June, 2012.

Frank W. Rickey by Tim King his Attorney in Fact

Nancy Teasley Rickey by Tim King her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim King, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Frank W. Rickey and Nancy Teasley Rickey and being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF JUNE, 2012.

Commission expires: 7-3-12

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public