MRTS 12-3077

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-23-2015
(AFFIX SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

R-WR-12-7223

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 NUMBER
Mary E. Nichols	NEW OWNER	
7223 Althrop Way, N10	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		172-1-0D-344.00CO
(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, I/we AMY K. SHERIDAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY E. NICHOLS, UNMARRIED, 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 N-10 AS SHOWN ON EXHIBIT B2 & B3 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO. 20050324-0032209, AS AMENDED AND SHOWN AS EXHIBIT A AND 8-2 OF LNSTRUMENT NO. 20050815- 0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING APART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, OF RECORD AS INSTRUMENT NO. 20050322- 0031182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AMY K. SHERIDAN, AN UNMARRIED WOMAN BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20051202-0145323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 1, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200503240032209, AMENDED IN INSTRUMENT 200508150096405 AND 200503220031182; INSTRUMENT NUMBER 200504070038449 AND INSTRUMENT 200107030070464; INSTRUMENT 200309230140666 AND INSTRUMENT 200403100027422; INSTRUMENT NUMBER 200203150032826, 200212260158458, 200312120178492, 200405260062220, 200501130005132, 200405260062221, 200501190006853, 200503240032209 AND 200508150096405; INSTRUMENT 200310160153550; INSTRUMENT 200205100053757 AND INSTRUMENT 200205070056338; INSTRUMENT 200204120045831; INSTRUMENT 200203150032826; INSTRUMENT 200204080042672 AND INSTRUMENT 200206280078164; 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 7223 Althrop Way, N10, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans:T20120061110 DEEDWARR
Recvd: 08/16/12 09:39 2 pgs
Fees:13.00 Taxes:419.95
20120816-0073329

Witness my/our hand(s) this 13th day of August, 2012.

Amy K. Sheridan, by Letisha Roney, attorney in fact

Amy K. Sheridan by Letisha Roney,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of August, 2012, before me personally appeared Letisha Roney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy K. Sheridan and who acknowledged he/she/they executed the same as the free act and deed of the said Amy K. Sheridan. Said POA of record in Inst# 20120816-0073328, ROD CTN

Witness my hand and official seal, this the 13th day of August, 2012.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2016

My Commission Expires:

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

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 1726 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122