BILL GARRETT, Davidson County
Trans:T20120075067 DEEDWARR
Recvd: 10/03/12 14:01 2 pgs
Fees:13.00 Taxes:270.10

20121003-0090538

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
[illegible]od, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $73,000.00

Affiant

Subscribed and sworn to before me, this 31st day of September, 2012.

Notary Public
My commission expires: 8/16/14

02-1208-46016

Address of New Owner:	Send Tax Bills to:	Tax Information
Tiffany Beth Sherrill [redacted] 5510 Country Drive #77 Nashville TN 37211	Same address as new owner	162-09-0A-077.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Kier and wife, Dianne M. Baynes hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tiffany Beth Sherrill, hereinafter called the Grantees, their successors 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. 77, on the Plan of Hickory Valley Condominiums, Phase 2, a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Phase 2, Condominium apartments, of record in Book 4460, Page 133, and as described in the Master Deed of record in Book 4659, Page 32, as amended in Book 4937, Page 429 and Book 5606, Page 663, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Condominium Apartments contained in the Master Deed recorded of record in Book 4659, Page 32, as amended in Book 4937, Page 429 and Book 5606, Page 663; Access Easement of record in Book 5606, Page 663; and By-Laws of record in Book 4659, Page 32, as amended in Book 4937, Page 429 and Book 5606, Page 663, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephen Kier, married by deed from Sharon Rogers Sorace, married, dated April 30, 2004, recorded May 5, 2004, of record in Instrument No. 20040505-0050894, Register's Office for Davidson County, Tennessee.

Dianne M. Baynes, spouse of the Stephen Kier, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5510 Country Drive #77, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of September, 2012.

Stephen Kier

Dianne M. Baynes

STATE OF Missouri
COUNTY OF St. Louis City

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Kier and Dianne M. Baynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in St. Louis, MO, this 21st day of September, 2012.

Kimberly M. Mooney
Notary Public

My Commission expires
1/23/16

KIMBERLY M. MOONEY
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jan. 23, 2016
Commission #12382801