WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080319 DEEDWARR
Recvd: 10/23/12 10:34 2 pgs
Fees:13.00 Taxes:305.25

20121023-0096952

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES JULY 28, 2013

MY COMMISSION EXPIRES: 7-28-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gilliam	James Gilliam	162090B05000 CO
(NAME)	(NAME)	
5600 Country Drive Apartment 136	5600 Country Drive Apartment 136	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Emily S. Davis and Patsy C. Page, as Co-Successor Trustees for The Barbara A. Vance Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Gilliam, 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. 136 on the Plan of 2nd Revised Site Plan, Phase 3 Hikory Valley Condominiums, of record in Plat Book 5200, Page 131, Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Vance, Trustee Barbara A. Vance Living Trust, by deed of record in Instrument Number 20051109-01355903, Register's Office for Davidson County, Tennessee. The said Barbara A. Vance died on 07/18/12, leaving the property vested in Emily S. Davis and Patsy C. Page, as Co-Successor Trustees for The Barbara A. Vance Living Trust, dated 03/17/92.

Subject to Easements of record in Book 4842, Page 979; Book 5606, Page 663 and Book 7497, Page 740, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4521, Page 574; 4890-372; 4918-116; 4958-346; 5001-394; 8787-918, Register's Office for Davidson County, Tennessee.

All matters as shown on Plan of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

Charter of Hickory Valley Association of record in Book 8021, Page 852, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 5600 Country Drive Apartment 136, Nashville, TN 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 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 19th day of October, 2012.

Emily S. Davis Co-Successor Trustee
Emily S. Davis, Co-Successor Trustee for The Barbara A. Vance Living Trust

Patsy C. Page Co-Successor Trustee
Patsy C. Page, Co-Successor Trustee for The Barbara A. Vance Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Emily S. Davis and Patsy C. Page with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Successor Trustees of Trustees for The Barbara A. Vance Living Trust and that they as such Co-Successor Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 19 day of October, 2012.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public