84750-8
Box 4

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Kathy Goodson
Affiant

BILL GARRETT, Davidson County
Trans:T20130036277 DEEDWARR
Recvd: 05/02/13 08:49 3 pgs
Fees:18.00 Taxes:555.00
20130502-0043972

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2013

Notary Public
Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kellyn Hickey 7277 Charlotte Pike #261 Nashville, TN 37209	Sumner Bank & Trust 240 West Broadway Gallatin, TN 37066	114-08-0C-067.00CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Bonnie D. Taylor and Mary K. Myers, both unmarried each ½ undivided interest along with a life estate in each Grantee for so long as they desire to live in the property

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kellyn Elizabeth Hickey, single woman

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 64 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record as Instrument No. 20041221-0151636 Register's Office for Davidson County, Tennessee and as further set out on a Plan of West Park Phase 2 of record as Instrument No. 20041112-0136248 Register's Office for Davidson County, Tennessee to which Master Deed and Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bonnie D. Taylor and Mary K. Myers, both unmarried each ½ undivided interest along with a life estate in each Grantee for so long as they desire to live in the property, by Deed from Bonnie D. Taylor and Mary K. Myers (via Donald R. Barrett, Jr., Trustee), dated 07/06/2006 and recorded 07/10/2006, of record in Instrument No. 200607100082284, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3)

taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7277 Charlotte Pike #261, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of April, 2013.

Bonnie Taylor

Mary K. Myers

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bonnie D. Taylor** 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 at Nashville (City), TN (State) this 26 day of April, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary K. Myers,** 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 at _____
(City), _____ (State) this _____ day of April, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7277 Charlotte Pike #261, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of April, 2013.

_____
Bonnie Taylor

X Mary K Myers
Mary K. Myers

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bonnie D. Taylor** 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 at _____
(City), _____ (State) this _____ day of April, 2013.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary K. Myers,** 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 at San Diego
(City), California (State) this 30th day of April, 2013.

OFFICIAL SEAL
V. MEDRANO
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1996211
SAN DIEGO COUNTY
MY COMM. EXP. JULY 26, 2016

X V. Medrano
Notary Public
My Commission Expires: July 26, 2016

(Notary Seal)