BILL GARRETT, Davidson County
Trans: T20130049304 DEEDWARR
Recvd: 06/12/13 12:47 2 pgs
Fees: 13.00 Taxes: 610.50

20130612-0059842

WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 5-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Cannon	New Owner	114 08 0C 085.00CO
(NAME)	(NAME)	
7277 Charlotte Pike Unit 225		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Carletta M. Collins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Cannon, unmarried**, 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 82 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record in 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 Homeowners' Association, Inc. of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee and further set out on the Plan of West Park, Phase 2, of record as Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carletta M. Collins by Warranty Deed from NVR Inc. a Virginia Corporation t/a Fox Ridge Homes dated January 4, 2006 of record in Instrument No. 20060104-0001068, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 7277 Charlotte Pike, Unit 225, 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 6th day of June, 2013

x Carletta M. Collins
Carletta M. Collins

STATE OF WYOMING
COUNTY OF Park x

Personally appeared before me, the undersigned authority, Carletta M. Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of June, 2013

CHARLENE DEE BURT NOTARY PUBLIC
COUNTY OF PARK STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 12, 2014

x Charlene Dee Burt
Notary Public

My commission expires: 3-12-14 x