WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056111 DEEDWARR
Recvd: 07/02/13 10:09 2 pgs
Fees:13.00 Taxes:721.31
20130702-0068129

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,949.00

Helen M Kizer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(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
Helen M. Kizer	Helen M. Kizer	161-14-0B-235.00
(NAME)	(NAME)	
235 Highland Villa Circle	235 Highland Villa Circle	
(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, Anna M. Sparks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen M. Kizer, 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. 235 on the Plan of Highland Villa, a Condominium Development, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Anna M. Sparks, by deed of record in Instrument Number 20100311-0018645, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Highland Villa of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee. Master Deed and By-Laws of record in Book 7278, page 312; Amendments to Master Deed of record in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232; Amendments to By-Laws of record in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and in Instrument No. 20021118-0142476; Charter for Homeowners' Association of record in Book 7278, page 310; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6479, page 186 and in Book 6548, page 101; Water Main and Appurtenances Easement of record in Book 8175, page 774; Right-of-Way Easement for Drainage Facility of record in Book 7913, page 753, all in the Register's Office for Davidson County, Tennessee. Master Deed of record in Book 10871, page 232, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20081210-0119221, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 235 Highland Villa Circle, 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 my hand this 19th day of June, 2013.

Anna M. Sparks

Anna M. Sparks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna M. Sparks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of June, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017