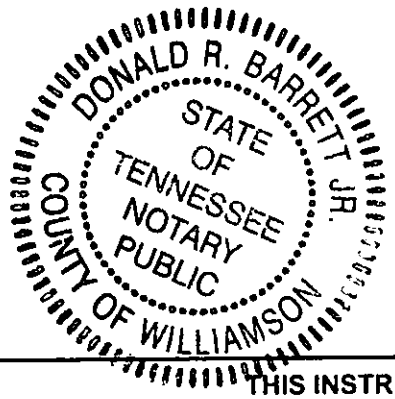
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/27/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Brewer	NEW OWNER	114110A01300CO
(NAME)	(NAME)	
7470 Charlotte Pike, 113		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5019		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cathy K. Vickers, unmarried, and Andrea L. Vickers, unmarried,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Brewer, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 113, as shown on the plan of West Hills Condominiums, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument 200012120122257 and amended in Instrument 200201250010758, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Also shown as Unit 13 on the Site Plat for West Hills Condominiums of record in Instrument 200208210101251, said Register's Office.

Being the same property conveyed to Cathy K. Vickers, unmarried and Andrea L. Vickers, unmarried by Deed from Verna K. Lane, a single woman, dated 08/09/2012 and filed for record on 08/13/2012 in Instrument 201208130072290, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Instrument 200208210101251, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200012120122257, said Register's Office. Said Master deed was amended of record in Instrument 200201250010758, said Register's Office.
Ingress/egress to cemetery of record in Book 2484, Page 315, said Register's Office.
Easement of record in Book 787, Page 14, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130063115 DEEDWARR
Recvd: 07/24/13 13:58 2 pgs
Fees:13.00 Taxes:445.85
20130724-0076588

Easement of record in Book 787, Page 13, said Register's Office.
Right of Way Agreement of record in Book 1634, Page 593, said Register's Office.
Right of Way Easement of record in Book 751, Page 374, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, Page 720, said Register's Office.
Access Easement Agreement of record in Book 10008, Page 79, said Register's Office.
Storm water Detention Agreement of record in Instrument 200012080121328, said Register's Office.
Dedication of Joint Easement for Ingress/Egress and Regress of record in Instrument 200302250024736, said Register's Office.
Charter of record in Instrument 200012120122256, said Register's Office.
Property taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable. 2013 taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7470 Charlotte Pike, 113, Nashville, TN 37209-5019
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22 day of July, 2013.

Cathy K. Vickers

Andrea L. Vickers

State of Tennessee
County of Williamson

Personally appeared before me Cathy K. Vickers and Andrea L. Vickers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2013.

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064