BILL GARRETT, Davidson County
Trans:T20130099348 DEEDWARRSP
Recvd: 11/22/13 13:26 2 pgs
Fees:13.00 Taxes:819.09

20131122-0120516

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16858

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, ~~2014.~~ 2013

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF KIMBERLY D. HICKS

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Penelope H. Uselton	Penelope H. Uselton	150010B103
(NAME)	(NAME)	
1010 16th S Avenue S, 103	1010 16th S Avenue S, 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Haury & Smith Contractors, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Penelope H. Uselton, a married woman,** 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. 103, as shown on the plan of Ten Ten On The Row, a Horizontal Property Regime, filed as Exhibit "B", to and established by the Master Deed of record in Instrument 20071023012544l, as amended in Instrument 200902240015964, Instrument 200905070041965, Instrument 200909290090277 and in Instrument 201209050080264, 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 By-Laws of the Association of Owners. Parking Space No. 11 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 103.

Being part of the same property conveyed to Haury & Smith Contractors, Inc. by Deed from Dowell Wright Holdings, LLC, and Dowell Wright, individually, dated 04/21/2005 and filed for record on 04/26/2005 in Instrument 200504260046387, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument 200710230125441, as amended in Instrument 200902240015964, Instrument 200905070041965, Instrument 200909290090277 and in Instrument 201209050080264, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200512300156625, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200512300156628, said Register's Office.

Grant of Easement of record in Instrument 200907100064678, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 1010 16th S Avenue S, 103, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 21st day of November, ~~2014~~ 2013.

HAURY & SMITH CONTRACTORS, INC.

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury & Smith Contractors, Inc. and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 21st day of November, ~~2014~~ 2013.

Notary Public
My Commission Expires: 4-7-14

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027