BILL GARRETT, Davidson County
Trans:T20140007686 DEEDWARR
Recvd: 02/03/14 13:01 2 pgs
Fees:13.00 Taxes:858.77

20140203-0009441

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $232,100.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public
My commission expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

06-1401-75444

Address of New Owner:	Send Tax Bills to:	Tax Information
Virginia S. Webb 641 Old Hickory Boulevard, Unit 43 Brentwood TN 37027	NEW OWNER	171-03-PB135.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Helene G. Hicks, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Virginia S. Webb, unmarried, hereinafter called the Grantees, their successors 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. 51, on the Plan of Revision One, a Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, as established by the Declaration of Restrictive Covenants of record in Book 10126, Page 435; as amended in Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11; Instrument No. 20000718-0070558; Instrument No. 20050705-0076596; Book 10628, Page 517, and Book 10694, Page 541, said Register's Office, and as shown on plan of record in Book 9700, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helene G. Hicks by deed from Pulte Homes Tennessee Limited Partnership, dated August 7, 1998, recorded August 13, 1998, of record in Book 11064, Page 509, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 641 Old Hickory Boulevard, Unit 43, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of January, 2014.

Helene G. Hicks

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helene G. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of January, 2014.

Notary Public
State of Tennessee at Large

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission expires 9.12.17