BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4[illegible] HILLSBORO ROAD, STE 30[illegible]
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Micheline J Bouvier	First Community Mtg.	162-01-0C-098.00
(NAME) 481 Hickory Glade	(NAME) 275 Robert Rose Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Catherine Allen, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Micheline J. Bouvier, a single person, 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 98, as shown on the map entitled the Plan of Revision of Units 89 thru 99, Phase 2, Hickory Glade, a Planned Unit Development, of record in Book 6250, Page 889 and amended in Book 6900, Page 803, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph Allen, Gail Allen and Cathy Cross, by deed from Jimmie Carl Brown, unmarried, of record in Instrument No. 20100920-0074466, dated September 17, 2010, said Register's Office. Being further conveyed to Catherine Allen F/N/A Cathy Cross by Quitclaim Deeds of record in Instrument No. 20120307-0020155 and Instrument No. 20120307-0020156, dated March 1, 2012, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 889 and Book 6900, page 803, said Register's Office; and (c) restrictive covenants Book 6824, page 929, Book 6824, page 952, Book 6898, page 896, Book 6898, page 919, Book 6898, page 920, Book 7959, page 869 and Instrument No. 20031223-0182416, said Register's Office; (d) bylaws of record in Book 6878, page 390 and Book 10697, page 182, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 481 Hickory Glade Dr., Antioch, TN 37013
(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. 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.

BILL GARRETT, Davidson County
Trans:T20140011171 DEEDWARR
Recvd: 02/18/14 10:26 2 pgs
Fees:13.00 Taxes:303.40

20140218-0013643

File No.: 2014196
TN Warranty Deed

Witness my hand this 14th day of February, 2014.

Catherine Allen

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Catherine Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

