BILL GARRETT, Davidson County
Trans:T20140019828 DEEDWARR
Recvd: 03/25/14 12:09 2 pgs
Fees:13.00 Taxes:327.45

20140325-0024422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 88,500.00

Affiant

Subscribed and sworn to before me, this 19th day of March, 2014.

Notary Public

My commission expires: 11/20/14

Chris A. Fuentes
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARY MASSEY **SUSAN PEDERSEN**	**NEW OWNER**	**176050A02900CO**
6721 BIRCHBROOK DR	**SAME**	
ANTIOCH, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

WASHINGTON PROPERTY MANAGEMENT, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY MASSEY

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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 46 on the Plan of Hickory Woods, Section C, as of record in Plat Book 6900, pages 884-887, 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 WASHINGTON PROPERTY MANAGEMENT, LLC, BY QUITCLAIM DEED FROM MICHAEL WASHINGTON AND WIFE, FELICE WASHINGTON, HUSBAND AND WIFE, DATED 07/27/2007 AND RECORDED ON 07/27/2007 IN INSTRUMENT NUMBER 20070727-0089643, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 6721 BIRCHBROOK DR, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 19th day of March, 2014.

WASHINGTON PROPERTY MANAGEMENT, LLC
BY: MICHAEL WASHINGTON
ITS: MEMBER

WASHINGTON PROPERTY MANAGEMENT, LLC
BY: FELICE WASHINGTON
ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MICHAEL WASHINGTON AND FELICE WASHINGTON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MEMBERS of WASHINGTON PROPERTY MANAGEMENT, LLC and that he is authorized by WASHINGTON PROPERTY MANAGEMENT, LLC to execute this instrument on its behalf.
Witness my hand, at office, this 19th day of March, 2014.

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County