BILL GARRETT, Davidson County
Trans:T20140023621 DEEDWARR
Recvd: 04/08/14 09:50 3 pgs
Fees:18.00 Taxes:1035.63

20140408-0029205

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

X _____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2014.

_____
Notary Public

(Affix Seal)

My Commission Expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

26530

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Wright Harlin Hickerson	same	Map/Parcel
1205 Paris Ave. Unit 212		118010Q21200CO
Nashville, TN 37212		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLIFTON COREY COLLIER hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JAMES WRIGHT HARLIN HICKERSON, an unmarried person, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 212, 12th Avenue Residential Condominium, as shown on Exhibit B to Declaration of 12th Avenue Condominium of record in Instrument No. 20110324-0022881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Clifton Corey Collier, unmarried, by Warranty Deed from 12th and Paris, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20120322-0024455, Register's Office for Davidson County, Tennessee dated March 21, 2012.

This conveyance is subject to the following:

1. Davidson County and City of Nashville taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his/her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 18010Q21200CO.
2. Declaration of 12th & Paris Master Condominium of record in Instrument No. 20091006-0093140, Register's Office for Davidson County, Tennessee.
3. Declaration of 12th Avenue Owners' Condominium of record in Instrument No. 20110324-0022880, as amended in Instruments No. 20110325-0023142 and Instrument No. 20110328-0023786, Register's Office for Davidson County, Tennessee.

4. Declaration of 12th Avenue Residential Condominium of record in Instrument No. 20110324-0022881, Register's Office for Davidson County, Tennessee.
5. Charter of 12th & Paris Master Condominium Owners' Association, Inc. of record in Instrument 20091007-0093509, Register's Office for Davidson County, Tennessee.
6. Charter of 12th Avenue Owners' Association, Inc. of record in Instrument No 20110325-0023141, Register's Office for Davidson County, Tennessee.
7. Charter of 12th Avenue Residential Association, Inc. of record in Instrument No 20110325-0023140, Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090108-0002143, Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080811-0082116, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, water Mains, Pumps and Appurtenances, of record in Instrument No. 20080811-0082119, Register's Office for Davidson County, Tennessee.
11. Application of record in Instrument No. 20080908-0091479, Register's Office for Davidson County, Tennessee.
12. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-201, et. seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 1205 Paris Avenue, 212, Nashville, Tennessee 37212

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Mallory Collier, wife of Clifton Corey Collier, herby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property, by reason of her marital status, or otherwise.

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 7th day of April, 2014:

C. Corey Collier

Clifton Corey Collier

STATE OF Texas COUNTY OF Comal

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Clifton Corey Collier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Sticky Note sbenson
Please have a notary public notarize for your signature.

Witness my hand, at office, this 7th day of April, 2014:

Jean Spriggs
Notary Public

My commission expires: 02/27/2018

JEAN SPRIGGS
Notary Public, State of Texas
My Commission Expires
February 27, 2018

Witness my hand this 7th day of April, 2014:

Mallory Collier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mallory Collier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2014.

Notary Public

My commission expires: 4/8/17

