WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $128,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6873C HICKS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kimberly Hicks	same address as	135110C03800CO
106 Nashboro Greens	new owner	
Nashville, TN 37217		

FOR AND 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, WE,

ANGELA C. PHAY, UNMARRIED

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

KIMBERLY HICKS, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 106 Nashboro Greens, Nashville, TN 37217

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 30th day of May, 2014.

Angela C. Phay

Angela C. Phay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANGELA C. PHAY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2014.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans: T20140039672 DEEDWARR
Recvd: 06/05/14 11:50 2 pgs
Fees: 13.00 Taxes: 473.60
20140605-0048977

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 38, THE PLAN OF A HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT, PHASE ONE, NASHBORO VILLAGE - TRACT 18, as shown on plat of record in Plat Book 9700, Page 968, as amended in Plat Book 11700, Page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angela C. Phay by Warranty Deed from Christopher Douglas Roberts, unmarried, recorded on the 18th day of August, 2009 in Instrument No. 20090818-0077710, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PLAN OF A HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT, PHASE ONE, NASHBORO VILLAGE - TRACT 18, as recorded in Plat Book 9700, Page(s) 968, as amended in Plat Book 11700, Page 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 11703, Page 581 and Instrument Nos. 20000627-0063887, 20010322-0027767, 20021211-0152723 and 20070118-0007533 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association, recorded in Book 4828, Page 834 and Book 11703, Page 579.

f. Easement for Overhead Line, recorded in Book 11594, Page 299.

g. Conveyance to Homeowners Association, recorded at Instrument No. 20001010-0100361.