WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051778 DEEDWARR
Recvd: 07/18/14 09:06 2 pgs
Fees:13.00 Taxes:259.00
20140718-0063678

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Falzetti	Jill Falzetti	162-9A-69.00
(NAME)	(NAME)	
5510 Country Drive Unit 69	PO Box 3066	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Mary B. Wilson, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill Falzetti, 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 No. 69, Building 10, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mary B. Simmons by Warranty Deed from Charles R. Fisk et ux, Tracy Fisk, dated 10/25/85 and recorded 10/29/85 in Book 6695, Page 534, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Book 4659, Page 32, as amended in Book 4937, Page 429, Register's Office for Davidson County, Tennessee Rules and Regulations Concerning Fines of record in Instrument Number 20140613-0051943, Register's Office for Davidson County, Tennessee HOA Charter in Book 7980, Page 470; Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050050, Register's Office for Davidson County, Tennessee Easements in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, Register's Office for Davidson County, Tennessee All existing easements and all other matters shown on plat of record in Book 4460, Page 133; Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive Unit 69, Nashville, TN 37211

(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.

Witness my hand this 15th day of July, 2014.

Mary B. Simmons

Mary B. Simmons

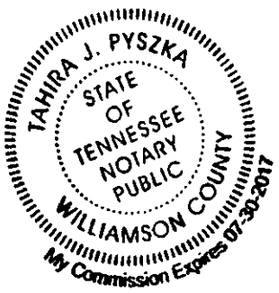
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Wilson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of July, 2014.

Commission expires: 7-30-17



Notary Public