WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052216 DEEDWARR
Recvd: 07/21/14 09:23 2 pgs
Fees:13.00 Taxes:462.50
20140721-0064273

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Audrey Quickel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Quickel	Tennessee Bank & Trust	
(NAME) 1900 Richard Jones Rd. Unit E-2	(NAME) 4007 Hillsboro Rd.	117-15-A-110 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, WE, **MARY ALICE LARKIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDREY QUICKEL, A SINGLE WOMAN,** 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 E-2, PLAN OF GREEN HILLS TERRACE CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 64, 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 Mary Alice Larkin by General Warranty Deed from Sam L. Jones, Successor Trustee of the Sarah L. Jones Trust dated April 28, 1994, recorded on the 7th day of May, 2003 in Instrument No. 20030507-0061103, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5200, Page(s) 64,, said Register's Office; and (c) restrictive covenants of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557 and Book 11362, Page 463, said Register's Office; (d) bylaws of record in Book 5304, Page 745, amended in Book 9830, Page 181, said Register's Office; (e) License Agreement as set forth in instrument recorded in Book 7523, Page 260, said Register's Office; (f) Easement to Comcast recorded at Instrument No. 20110930-0075704, Easement for Overhang, recorded in Book 4317, Page 162, Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569, Easement recorded in Book 4320, Page 896, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Rd. Unit E-2, Nashville, TN 37215

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 18 day of July, 2014.

Mary Alice Larkin

Mary Alice Larkin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Alice Larkin, the bargainor, 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 Nashville, Tennessee this 18 day of July, 2014.

Commission expires:

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

Notary Public