File No. 20140138

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140055979 DEEDWARR
Recvd: 08/01/14 10:28 2 pgs
Fees: 13.00 Taxes: 488.40

20140801-0068830

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Baggett	FirstBank	131-01-0D-238.00 CO
(NAME)	(NAME)	
5025 Hillsboro Pike, 24X	3500 Blue Lake Dr - Ste 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Sarah A. Dickerson f/k/a Sarah A. Weaver, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brooke Baggett, unmarried 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. 238, also known as 24X, on the Plan of Georgetown Condominium Apartments, of record in Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413 and Instrument Number 20120823-0076049, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sarah A. Weaver, unmarried, by Warranty Deed from Alison D. Williams, unmarried, dated 7/5/07 and recorded 7/10/07 in Instrument No. 20070710-0082069, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413 and Instrument Number 20120823-0076049; Resolution in Instrument Number 20120731-0067332; Easements in Book 4308, Page 575 and Book 7873, Page 859 and Instrument Number 20110620-0047283; and all matters shown on plat of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Sarah A. Dickerson and Sarah A. Weaver being one and the same person

Husband of Sarah A. Dickerson has never used the subject property as his primary marital residence.

File No. 20140138

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Pike, 24X, 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.

Witness my hand this 28th day of July, 2014.

Sarah A Dickerson

Sarah A. Dickerson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah A. Dickerson, the bargainor(s), 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 this 28th day of July, 2014.

Commission expires: 7-26-15

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jennifer A Hoffman

Notary Public