WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/13/18

(AFFIX SEAL)

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Leaverton	William Leaverton	064090A01500CO
(NAME)	(NAME)	
105 Berrywood Court	105 Berrywood Court	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141416

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, ERIC PRIDE, MARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM LEAVERTON, UNMARRIED**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 4566, on the Plan of Southfork Condominiums, shown as Exhibit "C" to the Master Deed of record in Book 6783, page 839, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Pride, unmarried by Warranty Deed from Mary Jean Morrow, now Law, married, dated March 4, 2005, recorded March 8, 2005, of record in Instrument No. 20050308-0025807, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This Conveyance is made subject to Master Deed establishing a Horizontal Property Regime of Southfork Condominiums, Phase I, a horizontal property regime, of record in Book 6783, page 839, as amended in Book 6994, page 447 and in Instrument No. 20020327-0037726 and By-Laws of record in Book 6783, page 855, Register's Office for Davidson County, Tennessee.

Mary Jill Pride, spouse of Eric Pride, did not join in this conveyance as she never resided at this property.

6 ff

unimproved ☐

This is improved ☒ property, known as 4566 S. Trace Boulevard, Old Hickory, TN 37138

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of August, 2014.

BILL GARRETT, Davidson County
Trans:T20140064777 DEEDWARR
Recvd: 09/02/14 10:41 2 pgs
Fees:13.00 Taxes:397.75
20140902-0079599

Eric Pride

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 29th day of August, 2014.

Commission expires: 8/13/18

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Vicki Benjamin

Notary Public