BILL GARRETT, Davidson County
Trans:T20140069842 DEEDWARR
Recvd: 09/18/14 09:38 2 pgs
Fees:13.00 Taxes:495.80
20140918-0085619

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$134,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2014.

Notary Public

My commission expires: 10/2/17

(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nan Phipps Honeycutt	NEW OWNER	**161-14-0B-213.00 CO**
213 Highland Villa Circle		
Nashville, TN 37211		

FOR AND IN 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,

DEBORAH POE DILLON, UNMARRIED,

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

NAN PHIPPS HONEYCUTT, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEE, HER 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. 213, on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, Book 9730, Page 271, Book 10871, Page 232, and Instrument No. 20021118-0142476, said Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the Plat of Highland Villa Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to DEBORAH POE DILLON, UNMARRIED, by Warranty Deed from MARTHA S. HORTON, MARRIED, AND JOSEPH N. SARGENT, MARRIED, AND JIM W. SARGENT, MARRIED, of record as Instrument No. 20030620-0085612, dated June 16, 2003, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **213 Highland Villa Circle, Nashville, TN 37211**.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her

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/our hand(s) this 10th day of September, 2014.

Deborah Poe Dillon

Deborah Poe Dillon

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Deborah Poe Dillon**, 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, at office, this **10th** day of **September, 2014.**

Hillary Torrence

Notary Public

My Commission Expires: 11-28-16

