Davidson County	DEEDWARR
Recvd: 09/23/14 14:05	2 pgs
Fees:13.00 Taxes:479.34	
20140923-0087400	

141012

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON $129,550. THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,550.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON, TENN. My Comm. Expires May 5, 2015

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
Deborah Ballow & Brian Randolph Huguenard	New Owner	
(NAME)	(NAME)	129-14-A-113 CO
6666 Brookmont Terrace Unit 1001		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **NORMAN DAVIS AND WIFE, MELISSA D. DAVIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN RANDOLPH HUGUENARD**, 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:

Deborah Ballow and (S) * wife & husband

A condominium apartment in Davidson County, Tennessee, being Apartment Unit No. 1001 of Wessex Towers Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 142, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Norman Davis and wife, Melissa D. Davis by Warranty Deed from Ellen Hairr and husband, George D. Hairr, recorded on the 30th day of April, 2008 in Instrument No. 20080430-0044043, 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 5200, Page(s) 142-143, said Register's Office; and (c) Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486 and Book 10705, Page 777, Amendment to the By-Laws recorded at Instrument Nos. 20011127-0129399 and 20080624-0065008 and Appointment of Successor Trustee recorded Book 7473, Page 977 and Instrument No. 20120516-0042527, said Register's Office; (d) Charter of Wessex Towers Condominium Association, Inc. recorded in Book 5412, Page 451, said Register's Office; (e) Lease from Chasetal Real Estate Holding Company, Inc. to Wessex Towers Homeowners Association recorded at Instrument No. 20000525-0052237, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6666 Brookmont Terrace Unit 1001, Nashville, TN 37205

(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 our hands this 5 day of September, 2014.

Norman Davis

Melissa D. Davis

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 Norman Davis and Melissa D. Davis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this. 5th day of Sept 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017