Bk 29

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Kimbra R. Roush
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
April C. Baker	Acopia Home Loans	142090B87400CO
(NAME)	(NAME)	
874 General George Patton Road, Condominium 874	Ste. 100 306 N. Creek Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harry V. Andrews and Dottie Andrews**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **April C. Baker, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 874 together with the Carport designated No. 874-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, as shown on plat of record in Plan Book 5200, Page(s) 145-146, said Register's Office Davidson County, Tennessee, and as Established by the Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarent and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Tammy Andrews, an unmarried woman by Warranty Deed dated 07/14/2005 from Marvin K. Witten and wife, Rachel A. Witten of record in Instrument 200508160097081, Register's Office for Davidson County, Tennessee. The said Tammy Andrews died intestate on March 5, 2014 leaving Harry V. Andrews and Dottie Andrews her sole heirs at law, as evidenced in File No. 14P-689, in the Office for the Clerk of the Probate County for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 135, Book 5200, Page 145, Book 5200, Page 146, said Register's Office.

Master Deed and By-Laws filed for record in Book 5410, Page 248, said Register's Office.

Easement of record in Book 2274, Page 547, said Register's Office.

Easement of record in Book 3770, Page 6, said Register's Office.

File No.: 01288-22506
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140074018 DEEDWARR
Recvd: 10/01/14 15:59 2 pgs
Fees:13.00 Taxes:499.13

20141001-0090803

Charter of record in Instrument 201304090035151, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 874 General George Patton Road, Condominium 874, Nashville, TN 37221
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of September, 2014.

Harry V. Andrews

Dottie Andrews

State of Tennessee
County of Wilson

Personally appeared before me Harry V. Andrews and Dottie Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122