WARRANTY DEED VB2014 0175 Davidson County DEEDWARR Recvd: 11/14/14 08:24 3 pgs Fees:18.00 Taxes:388.50 **20141114-0105039**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF OCTOBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Shirley M. Thompson **4000 Anderson Road Unit 36** **Nashville, TN 37217**	**Same**	**136 03 0A 036.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, J. Nicole Hughes Champion and husband, Christopher Champion, *(hereinafter called the "Grantors"),* have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Shirley M. Thompson, an unmaried person *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Unit No. 36, Building No. 5, on the plan of Priest Lake Park Condominiums, Phase I, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Nicole Hughes, unmarried by Warranty Deed from Sharon Y. Foster, a married woman, dated May 8, 1998, recorded May 11, 1998 of record in Book 10924, Page 685, Register's Office for Davidson County, Tennessee. J. Nicole Hughes is now known as J. Nicole Hughes Champion.

Christopher Hughes joins in this conveyance to convey any, right, title and interest in and to the property by virtue of marriage to J. Nicole Hughes Champion.

The above-described property is improved property known as **4000 Anderson Road Unit 36, Nashville, TN 37217**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2015 property taxes which are prorated and paid at closing;
(2) Master Deed and By-Laws establishing a Horizontal Property Regime of record in Book 4651, Page 412, Book 4651, Page 420, Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417, Book 5189, Page 671, Book 7679, Page 173 and Book 8115, Page 838; Book 9089, Page 769 and Instrument # 200508170097909;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 4460, Page 88;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of November, 2014.

GRANTORS:

J. Nicole Hughes Champion

Christopher Champion

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared J. Nicole Hughes Champion and Christopher Champion, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of November, 2014.

Notary Public
My Comm. Exp.: 5-22-2017

HEATHER L. ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

