WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095258 DEEDWARR
Recvd: 12/19/14 12:50 2 pgs
Fees:13.00 Taxes:377.40
20141219-0116406

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 3-7-16

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $103,000.00

Affiant

Subscribed and sworn to before me this 12 day of Dec, 2014.

Notary Public
My Commission expires: 3-7-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth M. Burgomaster	New Owner Kenneth Burgomaster	162-09-0B-021.CO
5600 Country Drive Apt 106	5600 Country Dr. Apt. 106	
Nashville, TN 37211	Nashville, TN 37211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Diane W. Wilson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth M. Burgomaster and April N. Burgomaster, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, described as follows to wit:

Unit 106, Building 13, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to Diane W. Wilson from Julius H. Spry, Jr., Trustee, Andrew Spry and Samuel S. Spry by Warranty Deed on February 21, 2003, of record in Instrument Number 20030313-0033983, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee code Annotated, and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.
- Taxes and assessments for the year 2015 in the estimated amount of $1,045.45 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-09-0B-021.00CO, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee.
- Charter of Hickory Valley Homeowner's Association, Inc., of record in Book 8021, Page 252, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4918, Page 125, as amended in Book 8797, Page 918, Register's Office for Davidson County, Tennessee.
- Subject to boundary plat of record in Plat Book 4660, Page 97, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5600 Country Drive Apt 106, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 12, 2014.

Diane W. Wilson

Diane W. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane W. Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 12, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY