Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,500.00

BILL GARRETT, Davidson County
Trans:T20150001347 DEEDWARR
Recvd: 01/07/15 09:48 2 pgs
Fees:13.00 Taxes:416.25
20150107-0001604

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2015.

Notary Public
My commission expires: 3/26/17

LAURIE DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

06-1412-75898

Address of New Owner:	Send Tax Bills to:	Tax Information
Robin K. Abbott 037.00 4414 S. Trace Blvd. Old Hickory TN 37138	Same	064-09.0-A- 064 09 0 A 037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nathan Greer Faulkner and wife, Fallan Nicole Barrow-Faulkner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robin K. Abbott, an unmarried woman, hereinafter called the Grantee, their successors 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. 4414, on the Plan of Southfork Condominiums, Phase II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southfork Condominiums, Phase I, of record in Book Book 6783, Page 839; as amended in Book 6994, Page 447; annexing the property known as Southfork Condominiums, Phase II, and as further amended in Instrument No. 20020327-0037726, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests 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 thereof; said Unit being depicted on Exhibit "B" to said amended Master Deed of record in Book 6994, Page 447, in the Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed of record in Book 6783, Page 839, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nathan Greer Faulkner and wife, Fallon Nicole Barrow-Faulkner by deed from Barry Construction Co., a Tennessee corporation dated April 12, 2010, recorded April 16, 2010, of record in Instrument No. 20100416-0028728, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4414 S. Trace Blvd., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 2nd day of January, 2015.

Nathan Greer Faulkner

Fallan Nicole Barrow-Faulkner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan Greer Faulkner and Fallan Nicole Barrow-Faulkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 2nd day of January, 2015.

Notary Public
Wilson

My Commission expires: 3/26/17

