Wilkins • Ivey

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Rachel J Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF FEBRUARY, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karen L. Hughart		142 09 0E 087.00
(NAME)	(NAME)	
1301 General George Patton Road	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Nine Thousand And No/100 Dollars ($189,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley W. Tomlin, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Karen L. Hughart,** _____, hereinafter called the Grantee, her heirs 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 1301 on the Plan of River Plantation, Section 7, Phase 1, as of record in Plat Book 5200, Page 705 and 706; and as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley W. Tomlin by Warranty Deed from Edna E. Reed dated February 4, 2008 and recorded February 7, 2008 as Instrument No. 20080207-0012684, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1301 General George Patton Road, Nashville, TN 37221

File Number: FRN-150190

BILL GARRETT, Davidson County
Trans:T20150013110 DEEDWARR
Recvd: 02/23/15 13:58 2 pgs
Fees:13.00 Taxes:699.30
20150223-0015483

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, has 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 18th day of February, 2015.

Shirley W. Tomlin

Shirley W. Tomlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Shirley W. Tomlin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of February, 2015.

Laurie Mathis Harris

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-150190