This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0089-D

BILL GARRETT, Davidson County
Trans:T20150015202 DEEDWARR
Recvd: 03/02/15 14:38 2 pgs
Fees:13.00 Taxes:425.50
20150302-0017999

WARRANTY DEED

Address of New Owners:
Mr. Kent Phillip Lucas
5510 Country Drive #97
Nashville, TN 37211

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Elizabeth Reed (formerly known as Elizabeth A. Apgar), married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Kent Phillip Lucas, unmarried

hereinafter called the Grantees, their 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 Town House #97, Building #16, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A Apgar, married by deed from Norma J. Lowe, unmarried dated July 2, 2004, and of record in Instrument Number 20040712-0082197, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Easement for Access and Maintenance of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office of Davidson County, Tennessee.

This property is subject to Charter for Home Owners Association of record in Book 7980, Page 470, in the Register's Office of Davidson County, Tennessee.

This property is subject to Association Fines of record in Instrument Number 20140613-0051943, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters on a plat of record in Plat Book 4300, Page 197, and Plat Book 4460, Page 133, in the Register's Office of Davidson County, Tennessee.

This property is subject to Master Deed/By-Laws of record in Book 4659, Page 32, Book 4937, Page 429, and Book 5001, Page 364, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Grant of Easement of record in Instrument Number 20130517-0050050, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 5510 Country Drive #97, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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, 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 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.

Scott Michael Cavanaugh, husband of Elizabeth Reed, joins in this conveyance to quitclaim any and all right, title and interest he may have in and to the above described property.

Witness my hand this the 27 day of February, 2015.

Elizabeth Reed

Scott Michael Cavanaugh

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Reed, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2015.

Notary Public

My Commission Expires: 2/19/18

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Michael Cavanaugh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of February, 2015.

Notary Public

My Commission Expires: 2/19/18

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2015.

Notary Public

My Commission Expires: 2/19/18

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Map/Parcel: 162090A09700C0