File Box
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047979 DEEDWARR
Recvd: 06/17/15 08:24 2 pgs
Fees:13.00 Taxes:303.40
20150617-0057455

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Pamela Joy Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN L. MCDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie R. Morrow	Stephanie R. Morrow	162090A6800CO
(NAME)	(NAME)	
P. O.Box 3473	P. O.Box 3473	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Pamela Joy Reeves, an one-half (1/2) undivied interest,, Luther Jennings Dorris, an one-quarter (1/4) undivided interest, and James Michael Dorris, an one-quarter (1/4) undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephanie R. Morrow,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhome No. 68, Building No. 10, in a Horizontal Property Regime, as sown on the Plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Geneva Bailey Dorris, single, by deed from Randall Phillips Builders, Inc. dated 6/21/73, of record in Book 4722, page 139, Register's Office for Davidson County, Tennessee. Genevia Bailey Dorris Quitclaim said property to Pamela Joy Reeves, Luther Jennings Dorris, James Michael Dorris and Sara Denise Dorris of record in Instr. No. 20001110-0111784, said Register's Office. Sara Denise Dorris further conveyed her interest to Pamela Joy Reeves by Quitclaim Deed of record in Instr. No. 20100209-0010196, said Register's Office.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 4460, page 133; said Register's Office. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4659, page 32, Book 4937, page 429, and Instr. No. 20140613-0051913, said

Register's Office. Charter of Hickory Valley Condominiums, Phase 2, Association, as set out in Book 7980, page 470,, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to easement granted to Comcast of Nashville 1, LLC as set out in Instr. No. 20130517-0050050, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5510 Country Drive, Unit 68, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

Witness my/our hands this 12th day of June, 2015.

Pamela Joy Reeves

Luther Jennings Dorris

James Michael Dorris

State of Tennessee
County of Williamson

Personally appeared before me Pamela Joy Reeves, Luther Jennings Dorris, and James Michael Dorris, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2015.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-067