WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091045 DEEDWARR
Recvd: 10/26/15 14:59 2 pgs
Fees:13.00 Taxes:247.53
20151026-0108772

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public:

My Commission Expires NOV. 07, 2017 COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Tickle	Bank of Tennessee	Parcel ID:
2929 Selena Drive, Unit 157K	P.O. Box 4980	119040A15700CO
Nashville, TN 37211	Johnson City, TN 37604	

FOR AND IN 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, we

John W. Ashworth, Jr., individually, and Rita Burgess and Naomi Ragsdale and John Burgess, Sole Heirs of the Estate of R. Van Burgess

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Tickle, unmarried man
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:

BEING Unit No. 157, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to R. Van Burgess, married, and John W. Ashworth, Jr., married, as tenants in common, by deed from Home Service Corporation, of record in Book 6030, Page 923, said Register's Office, dated June 28, 1983. The said R. Van Burgess died intestate on May 21, 2015, leaving as Sole Heirs the Grantors herein. See Affidavits of Heirship of record in Instrument 20151026-0108770, and Instrument 20151026-0108771, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5552, Page 732, amended in Book 6058, Page 320; Book 5552, Page 774, and Book 6058, page 359, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, page 520, said Register's Office; (3) Sewer Easements of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; Book 4260, Page 332, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2929 Selena Drive, Unit 157K, Nashville, TN 37211

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 our hands this 16 day of October, 2015.

John W. Ashworth, Jr.

Rita Burgess

Naomi Ragsdale

John Burgess

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Ashworth, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 16th day of October, 2015.

My Commission Expires: 12-15-2018 Bernie J. Brown, Jr.
Notary Public

BERNIE J. BROWN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Burgess, 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 at Memphis, Tennessee, this 16th day of October, 2015.

My Commission Expires: 12-15-2015 Bernie J. Brown, Jr.
Notary Public

BERNIE J. BROWN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Naomi Ragsdale, 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 at Memphis, Tennessee, this 16th day of October, 2015.

My Commission Expires: 12-15-2018 Bernie J. Brown, Jr.
Notary Public

BERNIE J. BROWN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF Shelby

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

Witness my hand and official seal at Memphis, Tennessee, this 16th day of October, 2015.

My Commission Expires: 12-15-2018 Bernie J. Brown, Jr.
Notary Public

BERNIE J. BROWN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Return TO:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212