WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-28846

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Jane C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Collier	NEW OWNER	161140B21000CO
(NAME)	(NAME)	
5215 Tidwell Hollow Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150103999 DEEDWARR
Recvd: 12/09/15 11:04 2 pgs
Fees: 13.00 Taxes: 499.50
20151209-0123903

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jane C. Williams**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joe Collier, a married man** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain parcel of land in Davidson County, Tennessee, being Unit 210 on the plan of Condominium Site of Highland Villa Condominiums of record in Book 6200, page 473, Master Deed and By-Laws of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850 and Book 7470, page 153, Book 7600, page 361, Book 8090, Page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271, and Book 10871, page 232, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane C. Williams by Warranty Deed from Roy G. Skinner and wife, Natheene C. Skinner, dated 09/27/2000, recorded 09/28/2000 of record in Instrument No. 20000928-0095910 and re-recorded in Instrument No.20001114-0113050, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6200, Page 473, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 7278, Page 312, as amended of record in Book 7347, Page 717, of record in Book 7352, Page 630, of record in Book 7467, Page 850, of record in Book 7470, Page 153, of record in Book 7600, Page 361, of record in Book 8173, Page 84, of record in Book 8199, Page 149, of record in Book 8765, Page 610, of record in Book 10871, Page 232, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement contained in Department of Codes Administration recorded of record in Book 5814, Page 61, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary and/or Storm Drainage recorded of record in Book 8175, Page 774, of record in Book 6548, Page 101 and of record in Book 6479, Page 189, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement recorded of record in Book 6952, Page 928, in the Register's Office for Davidson County, Tennessee.
Charter of Highland Villa Homeowner's Association, Inc., of record in Book 7278, Page 310, in the Register's Office for Davidson County, Tennessee.
Warranty Deed recorded of record in Book 7913, Page 753, in the Register's Office for Davidson County, Tennessee.
Resolution Clarifying By-Laws of Highland Villa Homeowner's Association, recorded of record in Instrument No. 20081210-0119221, as Amended of record in Book 8090, Page 537, as amended of

record in Book 8658, Page 595, of record in Book 9730, Page 265, of record in Book 8131, Page 95, of record in Book 9730, Page 268, of record in Book 9730, Page 271 and recorded of record in Instrument No: 20021118-0142476, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 210 Highland Villa Circle, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 4th day of December, 2015.

Jane C. Williams

Jane C. Williams

State of Tennessee
County of Williamson

Personally appeared before me Jane C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of December, 2015.

Notary Public
My Commission Expires: 11/5/17

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027