Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 11 day of December 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Davidson County DEEDWARR
Recvd: 12/16/15 13:40 3 pgs
Fees:18.00 Taxes:403.30
20151216-0126563

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Josephine Mays 439 Hickory Glade Dr. Antioch TN 37013	Same	162010A02600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael Rivera and wife Adrienne Leigh Babcock hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Josephine Mays, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 26 on the Plan of Hickory Glade Phase 1 of record in Plat Book 6250 Page 889 and amends Book 6250 Page 888 Register's Office for said County to which reference is made for a more complete description

Being the same property conveyed to Michael Rivera and Adrienne Leigh Babcock by deed from Rena Tisdale Sand of record in Instrument No. 2010119-0092841 Register's Office for Davidson County Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hickory Glade of record in Book 6250 Page 888 & 889, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6284 Page 929 and amended in Book 6808 Page 919; Book 9898 Page 919; Book 6924 Page 952; Book 6957 Page 473 & 919; Book 7959 Page 869 and provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hickory Glade Condominiums 4) Charter of Hickory Glade Homeowner's Association of record in Book 6845 Page 780 5) Bylaws for Hickory Glade Homeowners Association of record in Book 6878 Page 390 and Book 10697 Page 182 6) Sanitary Sewer Easement of record in Book 6255 Page6611 Book 6421 Page 954 Book 7384 Page 941

This property is improved property known as 439 Hickory Glade Dr., Antioch, Tennessee 37013

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 11 day of December, 2015.

Michael Rivera

Adrienne Leigh Babcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Rivera and Adrienne Leigh Babcock, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11 day of December, 2015.

Notary Public

My Commission expires: 2/25/19

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 09207

True Copy Certification

I, Jonathan Tristan Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON