WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0552

G-VRES-15-07

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/9/19

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon M. Goins	SAME AS NEW OWNER	
(NAME)	(NAME)	
7 Hickory Court		**162-16-0A-069.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4302		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANGELA Y. NICHOLSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANNON M. GOINS, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 7, Building No. 15 of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase 1, Section 1, including the By-laws thereunto attached recorded in Book 4887, page 961 as amended in Book 5000, page 607, Book 5101, page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, page 653 as amended in Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, said Register's Office.

Being the same property conveyed to Angela Y. Nicholson, married by Warranty deed from Justin Humlick and wife, Katrina Humlick of record in Instrument No. 20080702-0068365 Register's Office for Davidson County, Tennessee, dated July 01, 2008 and recorded on July 02, 2008. Said Angela Y. Nicholson now unmarried as per the Final Decree of Divorce of recrod in the Fourth Circuit Court for Davidson County, Tennessee as Docket No. D-323.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 88, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Hollow Condominiums, formerly Mill Creek Club of record in Book 4887, Page 961, amended in Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Instrument No. 20040805-0094013, Instrument No. 20050810-094534, Instrument No. 20080619-0063139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4792, Page 725, amended in Book 6396, page 504, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4887, Page 982, amended in Book 10468, page 691 and Instrument No. 20080619-0063138, Register's Office for Davidson, County, Tennessee.
- Charter for HOA of record in Book 5000, Page 610, amended in Book 5689, page 502, in the Register's Office for Davidson County, Tennessee.
- Articles of Merger of HOA of record in Book 9150, Page 798, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150108507 DEEDWARR
Recvd: 12/23/15 12:51 2 pgs
Fees:13.00 Taxes:251.60
20151223-0129223

- Deed of common areas to HOA of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee.
- Easement for water main of record in Book 5025, Page 614, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 5020, Page 739 and Book 5373, page 110, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20130626-0065775, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7 Hickory Court , Antioch, Tennessee 37013-4302**.

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; 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 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 hand(s) this the 17th DAY OF DECEMBER, 2015.

Angela Y. Nicholson by Kenny N. Loftis, Attorney in Fact

Angela Y. Nicholson by Kenny N. Loftis
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenny N. Loftis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANGELA Y. NICHOLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ANGELA Y. NICHOLSON.

Witness my hand and official seal, this the 17th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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Nashville, TN 37212