Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150110541 DEEDWARR
Recvd: 12/31/15 14:05 2 pgs
Fees:13.00 Taxes:1198.62
20151231-0131659

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $323,950.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2015.

Notary Public

My commission expires: 11-5-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alicon C. Lee	New Owner	
1701 6th Avenue North, Unit 5		081-08-0-R-011.00CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAUDIA ZARA HUSKEY AND WILLIAM HUSKEY, HUSBAND AND WIFE AND KENNETH WEIR WEAVER, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICON C. LEE, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 5 on the Plan of 600 Garfield, a Townhome Development, filed as Exhibit "B" to, and established by the Master Deed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813 and in Instrument No. 20111116-0089694, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claudia Zara Huskey and William Huskey, husband and wife and Kenneth Weir Weaver, a married man by Quitclaim Deed from Nicholas Lee Weaver, Kenneth Weir Weaver and Claudia Zara Weaver now known as Claudia Zara Huskey, of record in Instrument No. 20130308-0033127, Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 08, 2013.

** Neither Grantor Nor Grantor's Spouse have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1701 6th Avenue North, Unit 5, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2015.

Claudia Zara Huskey

Claudia Zara Huskey

William Huskey

Kenneth Weir Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Zara Huskey, William Huskey and Kenneth Weir Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2015.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Return to:

Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076