BILL GARRETT, Davidson County
Trans:T20160024204 DEEDWARR
Recvd: 03/24/16 16:06 3 pgs
Fees:18.00 Taxes:758.50
20160324-0028193

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 BOX 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $205,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2016. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Doreen Wade 4505 Harding Pike, #31-W Nashville, TN 37205	SAME	116030A04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY. EXECUTOR OF THE ESTATE OF MARY HARMON HUSSEY, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOREEN WADE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, as amended at Book 4798, page 813, said Register's Office, and at Instrument No. 20070124-0009971, said Register's Office, said premises being more particularly described as follows:

Unit labeled Apartment 31-W of said project as shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.13359 percent interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being part of the same property conveyed to Mary Harmon Hussey by deed dated March 31, 1986, from Mary A. Dougherty, Executrix of the estate of Bessie Mai Sikes, deceased, of record in Book 6817, page 467, Register's Office for Davidson County, Tennessee. The said Mary Harmon Hussey having since died and her will nominates Jeffrey Mobley, Executor of her estate, Circuit Court of Davidson County, Tennessee, (Probate Division), Docket No. 15P1764.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Royal Oaks Towers Condominiums, of record in Book 4710, page 901, as amended at Book 4798, page 813, and Instrument No. 20070124-0009971, Register's Office for said County.

4. By-Laws of Royal Oaks Towers Homeowner's Association, Inc., of record in Book 4710, page 901, Register's Office for Davidson County, Tennessee.

5. Sanitary sewer and/or storm drainage easement of record in Book 3958, page 152, Register's Office for Davidson County, Tennessee.

6. Easements contained in the deed of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Plan of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

This is improved property known as: **4505 Harding Pike, #31-W, Nashville, TN 37205**.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of March, 2016.

Jeffrey Mobley, Executor of the
Mary Harmon Hussey Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY. EXECUTOR** of, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 2016.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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