WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035973 DEEDWARR
Recvd: 05/02/16 11:30 2 pgs
Fees:13.00 Taxes:351.50
20160502-0042685

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $95,000.00.

Affiant

Subscribed and sworn to before me this 29 day of April, 2016

Notary Public
My Commission expires 11/5/2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Randy W. Stephenson	Franklin Synergy Bank	162-09-0A-005.00CO
5510 Country Drive Apt #5	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tracy J. Thompson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Randy W. Stephenson and Cheryl Stephenson, husband and wife,** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, described as Town House No. 5 of Hickory Valley Condominiums, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat of Hickory Valley Condominiums, Phase 2, Condominium apartments, recorded in Plat Book 4460, Page 133, said Register's Office, and described in a Master Deed recorded in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 5001, Page 394, said Register's Office, to which reference is hereby made. The easements, restrictive, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Condominium Apartments contained in the Master Deed recorded in Master Deed recorded in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429 and Book 5001, Page 394 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Tracy J. Thompson, unmarried from Gwendolyn Hale White, unmarried by Warranty Deed on November 16, 2009, of record in Instrument Number 20091118-0106239, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.
- Charter of Hickory Valley Homeowner's Association, Inc., of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 4659, Page 32, as amended in Book 4937, Page 429, and Instrument No. 20140613-0051943, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 4842, Page 979, and Book 7497, Page 740, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5606, Page 663, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050050, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements;

This is improved property known as: **5510 Country Drive Apt #5, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 29, 2016.

Tracy J. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tracy J. Thompson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 29, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY