(1)

Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160041619 DEEDWARR
Recvd: 05/18/16 09:58 2 pgs
Fees:13.00 Taxes:310.80
20160518-0049518

Prepared by
RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160400179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:_____

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria M. DeVito 5510 Country Drive, Unit 31 Nashville, TN 37211	First Bank 318 Seaboard Lane, Ste. 205 Franklin, TN 37067	162-09-OA-031.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Ann Picklesimer, unmarried woman and Laura Nell Nix, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria M. DeVito, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 31 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws for Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, as amended in Book 4937, Page 429, said Register's Office; the By-Laws for the administration of the building, easements, rights and interest in favor of other unit members and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon, and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

BEING the same property conveyed to Laura Nell Nix and Mary Ann Picklesimer by Warranty Deed from Donald E. Anderson and wife, Angela Cherry Anderson, dated 10/23/78 and recorded 11/1/78 in Book 5358, Page 488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5510 Country Drive, Unit 31, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of May, 2016.

Mary Ann Picklesimer

Mary Ann Picklesimer

Laura Nell Nix

Laura Nell Nix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Picklesimer and Laura Nell Nix the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 6th day of May, 2016.

Commission Expires: 6/18/17

Patricia L Hurtt

Notary Public

