# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31864

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Harold McGhee | NEW OWNER | 052160A03400CO |
| (NAME) | (NAME) | |
| 1301 Neelys Bend Road, Condominium D-34 | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160048552 DEEDWARR
Recvd: 06/08/16 14:36 2 pgs
Fees:13.00 Taxes:277.50
20160608-0058058

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Janice R. Bradford, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Harold McGhee, an unmarried man and Shari Hughes, an unmarried woman , tenants in common with the right of survivorship,** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain condominium unit in Davidson county, Tennessee, described as follows:
Unit No. D-34, in a Horizontal Property Regime as shown on the condominium site plan of Neely's Bend Condominiums, as of record in Book 5200, Page 200, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Janice R. Bradford, an unmarried woman by Warranty Deed from Trenna P. B. Wilson and husband, Melvin D. Wislon, dated June 30, 1998 and recorded July 02, 1998 of record in Book 11003, Page 992, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 200, in the Register's Office for Davidson County, Tennessee.
Rights of the Co-Owners of Central Tennessee Investment Company, Inc., Trustee in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 5483, page 86, Amendment of By - Laws recorded as Instrument No. 20020705-0080848, Amendment of By - Laws recorded as Instrument No. 20040527-0062519, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters

as set forth in the above described Master Deed, Amendment(s) and Statute.
The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.
Easement recorded on June 24, 2004 in Instrument No. 20040624-0075203 in the Register's Office of Davidson County, Tennessee
Charter recorded as July 31, 1979 in Book 5476, Page 765 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1301 Neelys Bend Road, Condominium D-34, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 6th day of June, 2016.

Janice R. Bradford

State of Tennessee
County of Williamson

Personally appeared before me Janice R. Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2016.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**