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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16068086**<br><br>Davidson County DEEDWARR<br>Recvd: 07/05/16 09:16 3 pgs<br>Fees:18.00 Taxes:747.40<br>**20160705-0068137** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Sumner )<br>The actual consideration or value, whichever is greater, for this transfer is: $202,000.00.<br>Affiant<br>Subscribed and sworn to before me, this ~~30th~~ 1st day of ~~June~~ July 2016.<br>Notary Public<br>My Commission Expires: SEP 2 0 2016<br>KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. |

## WARRANTY DEED

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| Address New Owner:<br>Patty Hendricks<br>2721 Dracut Lane<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>173-09-0A-691.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney Nicks n/k/a Courtney Williams, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Hendricks, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 736, as shown on the map entitled Section One of Phase Eight Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to COURTNEY NICKS, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20071001-0116596, dated September 28, 2007, said Register's Office. Courtney Nicks having since married and is now known as Courtney Williams.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 173-09-0A-691.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed Restrictions of record in Instrument No. 20020315-0032825 and made applicable by Instrument No. 20021226-0158459 and Instrument No. 20060321-09032382, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20060824-0104608, said Register's Office.

charges and liens, contained in an instrument of record in Instrument No. 20020315-0032826, made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, said Register's Office.

Easements for sanitary sewer, storm drainage and water mains with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020628-0078164 and instrument No. 20051213-0149579, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

This is improved property located at 2721 Dracut Lane Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of June, 2016.

Courtney Nicks Courtney Williams

Courtney Nicks n/k/a Courtney Williams

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Nicks n/k/a Courtney Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd
Ste 200
Gallatin, TN 37066

# True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY