Davidson County DEEDWARR
Recvd: 08/02/16 08:13 3 pgs
Fees:18.00 Taxes:351.50
20160802-0079352

File No. 166117

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 1st DAY OF ~~JULY~~ August 2016.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenett Clay	NEW OWNER	096-07-0A-010.00 CO
(NAME)	(NAME)	
204 Hickory Hill Court		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE **DARREN O. REEDER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHENETT CLAY, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 3, Lot No. 5, on the Plan of Bianca Square, of record in Book 5800, Page 101, with the Condominium Site Plan of record in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Bianca Square, a horizontal property regime established by Master Deed, of record in Book 6162, page 195, as amended in Book 6165, Page 566 and Book 9885, Page 208, said Register's Office.

Being the same property conveyed to Darren O. Reeder, a single person, by Warranty Deed from The Secretary of Veterans Affairs, dated April 6, 1993 and recorded April 8, 1993 in Book 8911, Page 690, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to Master Deed & By-Laws of record in Book 6162, Page 195; as amended in Book 6165, Page 566 and Book 9885, Page 208; amendment to By-Laws in Book 6225, Page 906; HOA Charter in Book 6168, Page 507; Road Maintenance Agreement in Book 5945, Page 856; Utility and Drainage Easement of record in Book 5699, Page 208, as amended in Book 6055, Page 760; Conveyance of Water Mains in Book 6303,

Page 616; Conveyance of Sanitary Sewer Lines in Book 6303, Page 621; TVA Transmission Line Easement in Book 1303, Page 21; all existing easement and all other matters shown on Plat of record in Book 5800, Page 101 and shown on the Condominium Site Plan of record in Book 5200, Page 661, Register's Office for Davidson County, Tennessee; and, the lien of taxes and assessments for the current year and subsequent years.

unimproved ☐

This is improved ☒ property, known as: 204 Hickory Hill Court, Nashville, Tennessee 37214

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), THEIR heirs and 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), 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 my/our hand(s) this 26th day of July, 2016.

Darren O. Reeder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this 26th day of July, 2016.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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