BILL GARRETT, Davidson County
Trans:T20160084787 DEEDWARR
Recvd: 09/27/16 10:45 2 pgs
Fees:13.00 Taxes:273.80
20160927-0101730



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Marlene Mitchell
Affiant

Subscribed and sworn to before me, this 26th day of September, 2016.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryan Ansley	JAMES C. CARTER, JR.	**147-03-0-B-020.00**
370 Wallace Road, G11	131 Riverwood Drive	
Nashville, TN 37211	Franklin, TN 37069	

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 ACKNOWLEDGE, WE,

Scott D. Tucker and wife, Eileen D. Tucker and Elisabeth A. Tucker, unmarried

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

Bryan Ansley and James C. Carter, Jr. both married and with ½ undivided percentage interest

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. G-11 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being the same property conveyed to Scott D. Tucker, and wife Eileen D. Tucker a ninety five percent (95%) undivided interest, and Elisabeth A. Tucker a five percent (5%) undivided interest, as joint tenants with right of survivorship as to each respective undivided interest, by Warranty Deed from Holly Hills Apartments, Partnership, dated November 28, 2006, of record in Instrument No. 20061205-0150163, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6594, Page 502, and amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 6695, Page 22, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 6576, Page 69, Register's Office for Davidson County, Tennessee.
Easement to First suburban Water Utility District of record in Book 4435, Page 29, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6594, Page 547, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 370 Wallace Road, G11, 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 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 my/our hand(s) this 26th day of September, 2016.

Scott D. Tucker

Eileen D. Tucker

Elisabeth A. Tucker by: Scott D. Tucker attorney-in-fact
Elisabeth A. Tucker
By: Scott D. Tucker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Scott D. Tucker and Eileen D. Tucker, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott D. Tucker with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Elisabeth A. Tucker, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Elisabeth A. Tucker, and is authorized by Elisabeth A. Tucker to execute this instrument on his/her behalf.

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

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160493JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027