WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088052 DEEDWARR
Recvd: 10/06/16 10:01 2 pgs
Fees:13.00 Taxes:610.50
20161006-0105720

Y-VRES-16-443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trishawna Quincy	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
443 Huntington Ridge Drive	**275 Robert Rose Drive**	**161-11-0A-214.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5980	**Murfreesboro, TN 37129**	
(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 consideration, the receipt of which is hereby acknowledged, **PEGGY B. BENNETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRISHAWNA QUINCY, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy B. Bennett, unmarried by Warranty deed from Third National Bank of record in Book 5094, page 633, Register's Office for Davidson County, Tennessee, dated December 07, 1976 and recorded on December 08, 1976.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 67 and Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4729, Page 687, amended in Book 4889, page 905, Book 5394, page 243 and Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 4729, Page 682 amended in Book 4890, page 84, in the Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 7423, Page 762 and amended in Instrument No. 20080324-0029069, Instrument No. 20130724-0076332, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to the Homeowner's Association of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, page 308 and Book 11345, page 59, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **443 Huntington Ridge Drive, Nashville, Tennessee 37211-5980**.

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 the 3rd DAY OF OCTOBER, 2016.

Peggy B Bennett by Lydia Bennett, attorney in fact

Peggy B. Bennett by Lydia Bennett, attorney-in-fact

POA in 20160719 0074109
ROD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYDIA BENNETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PEGGY B. BENNETT, and who acknowledged he/she/they executed the same as the free act and deed of the said PEGGY B. BENNETT.

Witness my hand and official seal, this the 3rd of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212