G29154-4
Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**. Affiant Subscribed and sworn to before me, this the 9th day of December, 2016. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160109267 DEEDWARR
Recvd: 12/13/16 10:06 2 pgs
Fees:13.00 Taxes:462.50
20161213-0130447

SHARI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maxwell Graham	**Reliance First Capital , LLC**	**162-09-0-B-025.00co**
5600 Country Drive #110	**840 Crescent Centre Drive, Ste 350**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Reba L. Celsor, a married person

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

Maxwell Graham, a single man

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 Townhouse No. 110, on the Plan of 4th Revised Site Plan of Phase 3, Hickory Valley Condominiums, as of record in Plat Book 4860, Page 1, as amended in Plat Book 4890, Page 372 and further revised in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Reba L. Celsor, a married person, by Deed dated October 6, 2006, from Randal R. Norris and wife, Therese' M. Norris, of record in Instrument No. 20061012-0126622, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Plat Book 4860, page 1, as amended in Plat Book 4890, Page 372 and further revised in Plat Book 5200, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

All matters shown on the Boundary Plat of record in Book 4660, Page 97, Register's Office for Davidson County, Tennessee.

Easements for access of record in Book 4842, Page 979, Book 5606, Page 663 and in Book 7497, Page 740, Register's Office for Davidson County, Tennessee.

By-Laws of Hickory Valley, Phase 3, Homeowners' Association, Inc., of record in Book 4918, Page 125, and amended and restated in Book 8797, Page 918, Register's Office for Davidson County, Tennessee.

Charter of Hickory Valley Condominiums, Phase 3, Association, Inc., of record in Book 8021, Page 852, Register's Office for Davidson County, Tennessee.

Easement for power lines to the City of Nashville, of record in Book 3372, Page 430, said Register's Office.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions,

covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley, Phase 2, Condominiums, of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **5600 Country Drive #110, 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 **9th** day of **December, 2016.**

Reba L Celsor

Reba L. Celsor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Reba L. Celsor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **December, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017