WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/17 14:22 4 pgs
Fees:23.00 Taxes:310.43

20170110-0002929

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/10/19

(AFFIX SEAL)

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Alice Lloyd	New Owner	162 16 0A 070.00
(NAME)	(NAME)	
6 Hickory Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Joseph R. Withrow, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kimberly Alice Lloyd an unmarried woman,**, hereinafter called the GRANTEE(S), 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 all of Unit No. 6, Building 15 on the plan of Addition to Section One, Phase One, Hickory Hollow Condominiums (formerly Mill Creek Club Condominium Townhouses, Phase One, Section One), a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by an Amended and Restated Master Deed for Hickory Hollow Condominiums, of record in Book 10468, Page 653, as amended in Instrument Number 20040805-0094013 and Instrument Number 20050810-0094534, of record in the Register's Office for Davidson County, Tennessee, including without limitation the Amended and Restated By-Laws of record in Book 10468, Page 691, as amended in Instrument Number 20080619-0063138, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is also made to the plan of Addition to Mill Creek Club Condominium Townhouses, Section One, Phase One, as shown on plat of record in Book 5050, Page 103, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joseph R. Withrow, unmarried, by Warranty Deed from Paula Jean Willigar, dated 03/28/2003 recorded 04/30/2003, of record in Instrument No. 20030430-0057641, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee.
10. Covenants, conditions, easements and restrictions of record in Book 4792, Page 725, Master Deed of record in Book 4887, Page 961, Amendment of record in Book 5000, Page 607, Second Amendment of record in Book 5101, Page 809, Amended and Restated Master Deed of record in Book 10468, Page 653, Amendment of record in Instrument No. 20040805-0094013, Amendment to Amended and Restated Master Deed of record in Instrument No. 20050810-0094534, Amendment to Amended and Restated By-Laws of record in Instrument No. 20080619-0063138, in the Register's Office for Davidson County, Tennessee.
Amended and Restated By-Laws of Hickory Hollow Condominiums Article I the Association of record in Book 10468, Page 691, in the Register's Office for Davidson County, Tennessee.
Boundary Plat Map of record in Book 4675, Page 88, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5373, Page 110, in the Register's Office for Davidson County, Tennessee.
Articles of Merger of record in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee.
Hickory Hollow Condominiums Administrative Resolution Shared and Non Shared Services of record in Instrument No. 20080619-0063139, in the Register's Office for Davidson County, Tennessee.
Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5000, Page 610, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5689, Page 502, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6 Hickory Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 9th day of January, 2017.

Joseph R. Withrow

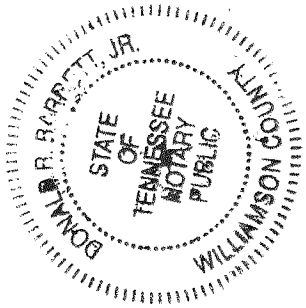
State of Tennessee
County of Williamson

Personally appeared before me Joseph R. Withrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of January, 2017

Notary Public
My Commission Expires: 8/29/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



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: 5-27-2019

Notary' Seal (if on paper)

