Davidson County DEEDWARR
Recvd: 02/06/17 14:15 3 pgs
Fees:18.00 Taxes:466.20
20170206-0012528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 11-18-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2971H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Betty Solfest		043-10-0C-011.00-CO
PO BOX 36		
Caledonia, WI 53108		

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,

QUINCY QUICK AND WIFE, MICHELLE QUICK

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETTY SOLFEST, MARRIED

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 No. 11 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Quincy Quick, married by Warranty deed from Shonta Sweatt Brown formerly known as Shonta R. Sweatt and husband, Troy Brown of record in Instrument No. 20140722-0064887 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014.

Michelle Quick joins in execution of this instrument to convey her interest, marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a horizontal property regime with private elements of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee.

Easement to Madison Suburban Utility District of record in Book 2991, Page 287, in the Register's Office for Davidson County, Tennessee.

Easement to Bellsouth of record in Instrument No. 20070521-0060525, in the Register's Office for Davidson County, Tennessee.

Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, in the Register's Office for Davidson County, Tennessee.

Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 6193, Page 129, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20060526-0062409, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20060526-0062495, in the Register's Office for Davidson County, Tennessee.

Easement Grant and Agreement to Remove House of record in Instrument No. 20051129-0143579, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 1196, Page 207, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Book 8870, Page 845, in the Register's Office for Davidson County, Tennessee.

Notice of Interest in Real Estate of record in Instrument Number 20160115-0004365, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8358, Page 65, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenance of record in Instrument Number 20060727-0091055, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20140722-0064887 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 121 Allison Ann Pass, Madison, TN 37115-6552

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 in 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 hand on the 3rd day of February, 2017.

Quincy Quick

Michelle Quick

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, QUINCY QUICK AND MICHELLE QUICK, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of February, 2017.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 17-2971H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

