This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170149TN

BILL GARRETT, Davidson County
Trans:T20170016815 DEEDWARR
Recvd: 02/27/17 11:07 2 pgs
Fees:13.00 Taxes:436.23
20170227-0019233

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jessica Rice	Pinnacle Bank	
529 Williamsburg Drive	PO Box 331678	121-4-A-29.00CO
Nashville, TN 37214	Murfreesboro, TN 37133	

WARRANTY DEED

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 acknowledged, **Carla Ann Triplett, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Jessica Rice and husband, Matthew Steven Rice,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 529, on the Plan of Phase II of Williamsburg Condominiums, as of record in Book 6900, page 266, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 7114, page 443, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carla Ann Triplett, by deed from Jason L. Polling and wife, Andrea Polling, of record in Instrument No. 20121011-0093122, dated 10/5/12, recorded 10/11/12, said Register's Office.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, their heirs and assigns, forever;

AND **Carla Ann Triplett** does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Carla Ann Triplett** further covenants and binds her 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.

This is property is known as: **529 Williamsburg Drive, Nashville, TN 37214**.

Executed on this 22nd day of February, 2017.

Carla Ann Triplett

Carla Ann Triplett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Carla Ann Triplett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of February, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,900.00.

Jessica Rice

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of February, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19