BILL GARRETT, Davidson County
Trans:T20170033000 DEEDWARR
Recvd: 04/19/17 13:37 2 pgs
Fees:13.00 Taxes:961.63
20170419-0038377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Sutton Nelson
Affiant

Subscribed and sworn to before me, this 18th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Lynn Dennison	NEW OWNER	161-14-0B
(NAME)	(NAME)	(MAP)
111 Highland Villa Drive		111.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(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, I/we, Sutton Nelson, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Heidi Lynn Dennison, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 of the Highland Villa Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Highland Villa Condominium, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No.20021118-0142476, and Resolution Clarifying By-Laws in Instrument No. 20081210-0119221, 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 hereby made to the Plan of Highland Villa Condominiums, as set out on Exhibit " B" to the Amendment to the Master Deed of record in Book 7470,Page 153, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sutton Nelson, by Deed from Dallas R. Logue and wife, Betty J. Logue of record in Instrument No. 20140606-0049596 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 111 Highland Villa Drive, Nashville, Tennessee 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, their heirs and assigns forever; and we do covenant with 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 18th day of April, 2017.

Sutton Nelson

Sutton Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sutton Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of April, 2017.

Notary Public

My Commission Expires: 6/22/20

