Bk/29

BILL GARRETT, Davidson County
Trans:T20170055362 DEEDWARR
Recvd: 06/28/17 13:18 2 pgs
Fees:13.00 Taxes:373.70
20170628-0065107

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

File # 171084TN

NEW OWNER:
Roberta Pressnell
4000 Anderson Road, 28
Nashville, TN 37217

SEND TAX BILL TO:
new owner

MAP & PARCEL:
136-03-0A-28.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances D. Nichols**, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Roberta Pressnell, a single woman,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Townhouse No. 28, Bldg. 13, in a Horizontal Property Regime, on the Plat of Priest Lake Park Condominium Townhouses, Phase I, of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7679, Page 173; Book 4651, Page 412; Book 4943, Page 962; Book 4979, Page 939; Book 5189, Page 671; Book 8115, Page 838; Book 4651, Page 420; Book 8083, Page 417; Book 8115, Page 849; and Book 9089, Page 765, said Register's Office.

Being the same property conveyed to Frances D. Nichols by Warranty Deed from Karen A. Bradford, unmarried, dated 8/25/04 and recorded on 9/8/04 in Instrument Number 20040908-0108500, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee 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 Grantee, his/her heirs and assigns, forever;

AND **Frances D. Nichols, unmarried,** does covenant with the said Grantee that he/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 **Frances D. Nichols, unmarried,** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4000 Anderson Road, 28, Nashville, TN 37217**.

Executed on this 19th day of June. 2017

Frances D Nichols

Frances D. Nichols

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Frances D. Nichols**, unmarried, 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 19th day of June, 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 $101,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 19th day of June, 2017.

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018

My Commission Expires: 3/6/18