Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1127**

BILL GARRETT, Davidson County
Trans:T20170057135 DEEDWARR
Recvd: 07/05/17 11:09 2 pgs
Fees:13.00 Taxes:518.00
20170705-0067328

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/29/2017**, by and between **Harold Plemons and Carolyn Plemons, husband and wife**, parties of the first part, and **Elizabeth P. Hilton, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Unit No. 137 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Register's Office for Davidson County, Tennessee, together -with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, et seq.. as amended in Book 6162, pages 251-270, said Register's Office.

Being the same property conveyed to Harold Plemons and Carolyn Plemons, husband and wife, by Warranty Deed from Kimberly D. Pounders, an unmarried person, recorded on 04/20/2017, of record in Instrument No. 20170420-0038657, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kimberly D. Pounders, an unmarried person, by Warranty Deed from Joyce D. Laster, an unmarried person, recorded 09/02/2005, of record in Instrument No. 20050902-0105726, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: all existing Easements and Restrictions of record.

Parcel ID # **90-11A-137CO**
☒ Improved **515 Basswood Ave N. 137, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Harold Plemons
Harold Plemons

Carolyn Plemons
Carolyn Plemons

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Harold Plemons and Carolyn Plemons** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of June, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Elizabeth P Hilton** .

and Address: **515 Basswood Ave N. 137, Nashville, TN 37209**

Mail tax bills to : New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of June, 2017..

Notary Public

My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020