WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 45668 DEEDWARR
01/08/2018 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $843.60
20180108-0002434

THIS INSTRUMENT WAS PREPARED BY
Pam Smithson,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-120891

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caroline E. Mathews and James E. Mathews	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
106 Highland Villa Drive	2050 Parkway Office Circle	161-14-0B-106.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($228,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANA M. BAILEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLINE MATHEWS AKA CAROLINE E. MATHEWS, UNMARRIED WOMAN AND JAMES E. MATHEWS, MARRIED MAN , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 106 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive, Nashville, TN, as shown on the plat of Highland Villa Condominiums, Condominium Apartments, recorded in Plat Book 6200, page 473, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7278, page 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, and By-Laws appended thereto, Register's Office for

though copied herein.

Being the same property conveyed to Dana M. Bailey by Warranty deed from William Joseph Miller and wife, Pamela K. Guthrie of record in Instrument No. 20040519-0058542 Register's Office for Davidson County, Tennessee, dated May 17, 2004 and recorded on May 19, 2004.

(Value of consideration shown in aforementioned deed $148,000.00.)

The address of the herein described property is believed to be 106 Highland Villa Drive, Nashville, TN 37211, and is shown on 2017 tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 106 Highland Villa Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 5th day of January, 2018

Dana M Bailey

Dana M. Bailey

STATE OF Tennessee
COUNTY OF Williamson

On this 5 day of Jan, 2018, before me personally appeared Dana M. Bailey to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5 day of January, 2018

Commission Expires: 10.12.19

Notary Public

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY