Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34169-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $309,900.00. Affiant Subscribed and sworn to before me this 9th day of April, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Emily C. Dicks 518 Sloan Road Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 08 0 B 518 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ashley E. Haury Travis, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Emily C. Dicks, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 518 Sloan Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The subject property has never been the marital residence of Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 79937 **DEEDWARR**
04/12/2018 09:04:17 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63

20180412-0034335

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of April, 2018.

Ashley E. Haury Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley E. Haury Travis, 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, at office, this 9th day of April, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 518, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Ashley E. Haury, an unmarried person, by deed dated April 10, 2006, from Anthony D. Couvillon and wife, Joanna B. Couvillon, of record in Instrument No. 20060411-0041798, Register's Office for Davidson County, Tennessee. Ashley E. Haury having married and now being known as Ashley E. Haury Travis.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 103 08 0 B 518 00 CO.
2. By-Laws of Parklane Condominiums, of record in Book 7376, page 580, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Parklane Condominiums, Phase II, of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019394, Register's Office for Davidson County, Tennessee.