Bill Garrett Davidson County
Batch# 125115 DEEDWARR
08/07/2018 09:59:47 AM 2 pgs
Fees: $13.00 Taxes: $621.60
20180807-0077432

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1385

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 3, 2018.

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Holly Ann Tucker 1900 Richard Jones Road Apt B203 Nashville, TN 37215	Holly Ann Tucker 1900 Richard Jones Road Apt B203 Nashville, TN 37215	117-15-0A-071.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Emily Dawson f/k/a Emily Marshall Sherman, and spouse, Edward Dawson *

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holly Ann Tucker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-203 on the Plan of Green Hills Terrace Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Plat record in Plat Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Emily Marshall Sherman, unmarried by Warranty deed from Elizabeth Johnson of record in Instrument No. 20090909-0084305 Register's Office for Davidson County, Tennessee, dated August 17, 2009 and recorded on September 09, 2009. (Value of consideration shown in aforementioned deed $110,000.00.) Being also known as 1900 Richards Jones Rd. B203 Nashville, Tennessee 37215.

*Emily Dawson is one and the same person as Emily Marshall Sherman, now married woman. Edward Dawson hereby signs to convey any interest he may have, marital or otherwise, as the spouse of Emily Dawson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1900 Richard Jones Road Apt B203, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 3, 2018.

Emily Dawson
Emily Dawson

Edward Dawson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Dawson and Edward Dawson** 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 and official seal this August 3, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

(Notary Seal)