Karen Johnson Davidson County
Batch# 365583 DEEDWARR
03/02/2020 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20200302-0022902

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-7841

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Franklin Tacker (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	117-03-0B-103.00-C
2601 Hillsboro Pike, Apt G8 (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Hoover, AL 35244 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jimmy H. Tomlinson and Minnie L. Tomlinson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Franklin Tacker, an unmarried person**, 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, being Unit #G-8 on the plan of Revised, The Villager Condominium Apartment, of record in Book 5200, page 201, Register's Office for said County, which plan and record thereof are incorporated herein and made part hereof by reference.

Being the same property conveyed to Jimmy H. Tomlinson and wife, Minnie L. Tomlinson by Deed dated July 31, 1980 from Barbara P. Maloney, a single person, recorded July 31, 1980, in Book 5630, Page 991, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee. Plat 5200, page 201 voids and vacates Plat 5200, page 154, said Register's Office.
3. Charter of Homeowner's Association of record in Book 5441, page 815, Register's Office for Davidson County, Tennessee.
4. Master Deed/Bylaws in Book 5434, page 665, Book 5434, page 708, Book 5487, page 967, Instrument No. 20080416-0038631 & 20090616-0055824, said Register's Office.
5. Easement to Comcast of Nashville I, LLC in Instrument No. 20130916-0097052, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2601 Hillsboro Pike, Apt G8, Nashville, TN 37212.

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. Whenever 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 28th day of February, 2020.

Jimmy H. Tomlinson

Minnie L. Tomlinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2020, before me personally appeared Jimmy H. Tomlinson and Minnie L. Tomlinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office this 28th day of February, 2020.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 herewith 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

