THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27689-05-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2008. Notary Public My Commission Expires 11-14-09

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner: Emily Winckler 4225 Harding Pike, Apt. 205 Nashville, TN 37205	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street #300 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 103160C205.00CO

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, **Amy Elizabeth Hart, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Winckler, unmarried** ("Grantee"), its successors, 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 4225 Harding Pike, Apt. 205, Nashville, TN 37205

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2008.

Amy Elizabeth Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amy Elizabeth Hart**, 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 30th day of May, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 06/04/08 15:10 2 pgs
Fees:13.00 Taxes:499.50

20080604-0057422

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 205 on the Plan of Wellington Arms, of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Amy Elizabeth Hart, unmarried by Deed dated May 1, 2003 from Debra Dohrer, unmarried of record in Instrument No. 20030519-0068122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Wellington Arms Homeowner's Association, Inc. of record in Book 5833, page 312, 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 Wellington Arms Condominium, of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 316, Register's Office for Davidson County, Tennessee.