(2)

File No. 290400043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/18/10

(AFFIX SEAL)

KIMBERLY D. NICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires MAY 18, 2010

BILL GARRETT, Davidson County
Trans: T20090033306 DEEDWARR
Recvd: 05/20/09 12:10 2 pgs
Fees: 13.00 Taxes: 648.61
20090520-0046396

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle M. Walther	Michelle M. Walther	117030A47.00 CO
(NAME) 3000 HILLSBORO PIKE, UNIT 47	(NAME) 3000 HILLSBORO PIKE, UNIT 47	
(ADDRESS) NASHVILLE, TN 37215	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David W. Corless and wife, Cecilia M. Corless, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Michelle M. Walther, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Unit No. 47 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, Page 80 and corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Condominium Apartments, of record aforementioned, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David W. Corless and wife, Cecilia M. Corless by Warranty Deed Dated May 10, 2001, filed May 15, 2001, from Donja K. Blayton-Pedersen and Alma R. Clayton-Pedersen, Both Unmarried, of record by Instrument No. 20010515-0050085, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 117-03-0-A-47.00CO

Subject to all matters as set forth on the plat of record in Plat Book 5050, Page 80 and by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office of Davidson County, Tennessee.

Restrictive Covenants established by Master Deed of record in 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, Register's Office of Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 5179, Page 858, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in 5168, Page 961, Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5887, Page 375, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Book 4240, Page 209, Book 5221, Page 681, Book 3531, Page 592 and Book 4158, Page 34, Register's Office for Davidson County, Tennessee.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3000 Hillsboro Pike, #47, Nashville, TN 37215

(House Number) (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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 11th day of May, 2009.

David W. Corless by K. Thomas Sidwell, Attorney in Fact

Cecilia M. Corless by K. Thomas Sidwell, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of David W. Corless and Cecilia M. Corless, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 1st day of May, 2009.

Commission expires: 5-18-10

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 290400043

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027