BILL GARRETT, Davidson County
Trans:T20100050486 DEEDWARR
Recvd: 08/16/10 10:00 2 pgs
Fees:13.00 Taxes:370.00
20100816-0064313

This Instrument Prepared By:
David B. Gray, Attorney
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Kathy Smith Anderson, et vir 3908 Kimpalong Avenue Nashville, TN 37205	**SAME as new owner**	**Map** 129-14-A **Parcel No.** 28.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anthony Ray Hinson and wife, Kimberly Dale Hinson**, (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Kathy Smith Anderson and husband, David E. Malloy** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 303 on the Plan of Wessex Towers Condominium Apartments of record in Plat Book 5200, page 142 & 143, Register's Office for Davidson County, Tennessee and as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws of Wessex Owners Condominiums of record in Book 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20011127-0129399 and Instrument No. 20080624-0065088, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, as amended.

Being the same property conveyed to Trudy Elizabeth Hinson, an unmarried woman by deed dated April 7, 2000, from Sidney J. Maddox and wife, Claudia G. Maddox, recorded in Instrument No. 200004110036306, Register's Office for Davidson County, Tennessee. The said Trudy Elizabeth Hinson, also being known as Trudy E. Hinson, having since died testate. The Will of Trudy E. Hinson was filed with the Davidson County Probate Court Clerk's Office as Instrument No. 6306/2205385 and is also known as Docket No. 06P-357 and devised property to Anthony Ray Hinson, also known as Anthony R. Hinson. Also being the same property conveyed to Anthony Ray Hinson by quitclaim deed of record in Instrument No. 20070228-0024557, Register's Office for Davidson County, Tennessee.

This is improved property known as 6666 Brookmont Terrace, Apartment Unit No. 303, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2010 real estate taxes, which have been prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

EFFECCTIVE as of the 12th day of August, 2010.

GRANTORS:

ANTHONY RAY HINSON

KIMBERLY DALE HINSON

STATE OF WASHINGTON

COUNTY OF Kitsap

Personally appeared before me, a Notary Public, Anthony Ray Hinson and Kimberly Dale Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2010.

Ruthetta McClain
Notary Public

My Commission Expires: April 19, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me, 12th day of August, 2010.

Ruthetta McClain
NOTARY PUBLIC

4-19-13