G#22886-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074256 DEEDWARR
Recvd: 11/23/10 11:08 2 pgs
Fees:13.00 Taxes:469.53
20101123-0093786

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$126,900.00**.

Jenny M MacDonald
Affiant

Subscribed and sworn to before me, this the 18th day of November, 2010.

Brenda R Lehman
Notary Public

My commission expires: 3/12/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jenny M. MacDonald and David L. MacDonald	NEW OWNER	**Map 142-07-0-D Parcel 225.00co**
225 Wynbrook Court		
Nashville, TN 37221		

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

Laura T. Spafford N/K/A Laura T. Spafford Pritchett, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jenny M. MacDonald and David L. MacDonald, wife and husband

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 in Davidson County, Tennessee, being Unit No. 225 of the Wynbrook Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Wynbrook Condominiums, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7285, Page 957, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Wynbrook Condominiums, for placement of Units as set out on Exhibit "A" to the Master Deed of record in Book 7285, Page 918, and amended in Book 7507, Page 276, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Laura T. Spafford, an unmarried person, by Warranty Deed dated April 28, 1994, from Dorothy Ann Kuttesch, an unmarried person, of record in Book 9332, Page 453, Register's Office for Davidson County, Tennessee. The said Laura T. Spafford having married and is now known as Laura T. Spafford Pritchett.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wynbrook

Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantor herein.

This is improved (____) unimproved (_X_) property, known as: **225 Wynbrook Court, Nashville, TN 37221**.

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 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 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 **18th** day of **November, 2010.**

Laura T. Spafford Pritchett

Laura T. Spafford Pritchett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura T. Spafford Pritchett,** the within named seller, 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 at Nashville, Tennessee, this **18th** day of **November, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY