NAME AND ADDRESS OF NEW OWNER:
Pearl F. Welch
4000 Anderson Road, Apt. 43
Nashville, Tennessee 37217

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel 136030A04300CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Stephen C. Taylor**, has this day bargained and sold and does hereby transfer and convey unto **Pearl F. Welch**, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Townhouse #43, Building No. 12, on the plan of Priest Lake Park Condominium Townhouse, Phase I, of record in Book 4460, page 88, Register's Office for said county, which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen C. Taylor by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee appearing of record in Book 11316, page 734, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 4651, page 412, Book 4943, page 692, Book 5083, page 417, and Book 5189, page 671, all of record in said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 4000 Anderson Road, Apt. 43, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The undersigned covenants with the said grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2011 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Mary Beth Taylor, the spouse of Stephen C. Taylor, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

MR-11062

BILL GARRETT, Davidson County
Trans:T20110014189 DEEDWARR
Recvd: 03/09/11 10:59 2 pgs
Fees:13.00 Taxes:222.00
20110309-0018816

WITNESS MY HAND on this 3rd day of March, 2011.

Stephen C. Taylor

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 3rd day of March, 2011, before me personally appeared Stephen C. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

3rd WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 3rd day of March, 2011.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$60,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

George H. White
Affiant

Sworn to and subscribed before me on this 3rd day of March, 2011.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13