File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110048039 DEEDWARR
Recvd: 08/05/11 12:58 2 pgs
Fees:13.00 Taxes:1045.25
20110805-0060467

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50974
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenda W. Hardin 3913 Vailwood Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117130A13600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$282,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Hurst Anderson, Trustee, or her successors in trust, under the revocable Anderson Family Living Trust, dated June 16, 1997,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Brenda W. Hardin hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium apartment in Davidson County, Tennessee, being Unit No. 8-A of Pointset, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the master Deed of record in Book 5289, page 10, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Katherine Hurst Anderson, Trustee, or her successors in trust, under the revocable Anderson Family Living Trust, dated June 16, 1997, by Warranty Deed from Katherine Hurst Anderson dated August 13, 1998 and recorded on August 17, 1998, of record in Book 11067, page 879, Register' Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Book 5289, page 5, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5289, page 5, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3913 Vailwood Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2011.

Katherine Hurst Anderson, Trustee

State of TENNESSEE
County of DAVIDSON

On this 3rd day of August, 2011 , before me the undersigned authority, personally appeared Katherine Hurst Anderson, as trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $282,500.00

Affiant

Sworn and subscribed before me this the 3rd day of August, 2011

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public