WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia B. Wilson	New Owner	143010C00200
(NAME)	(NAME)	
6952 Hwy 70 S. #102		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110054513 DEEDWARR
Recvd: 09/02/11 10:38 2 pgs
Fees:13.00 Taxes:462.50
20110902-0068222

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, I, **Megan Zarling FKA Megan Smith, married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patricia B. Wilson, a single woman,**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 102, on the plan of First Revision, West Port Landing Condominiums, a Horizontal Property Regime, of record in Instrument 200403100027295, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Megan Smith, a single woman by Deed from Corinthian Custom Homes Inc., a Tennessee Corporation, dated 02/25/2005 and filed for record on 03/01/2005 in Instrument 200503010022571, Register's Office for Davidson County, Tennessee.

* John Zarling, husband of Megan Zarling, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200403100027295, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 200310310160421, said Register's Office. Said Master Deed was amended of record in Instrument 200412010143197, said Register's Office.

Dedication of Public Utilities Easement of record in Book 6431, Page 395, said Register's Office.

Dedication of Public Utilities Easement of record in Book 6532, Page 900, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 6952 Highway 70 South, Condominium 102, Nashville, TN 37221
(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), their heirs and/or 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), their heirs and/or 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 hand this 1st day of Sept., 2011.

Megan Zarling

John Zarling

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan Zarling and John Zarling, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027