BILL GARRETT, Davidson County
Trans:T20110073877 DEEDWARR
Recvd: 11/22/11 09:52 3 pgs
Fees:18.00 Taxes:177.60
20111122-0091393

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1095

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$48,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JAMES L. TALLEY et ux **P. O. Box 120722** **Nashville, TN 37212**	**S A M E**	**119140A07600CO**

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, **WE, THEREN D. DOLL and wife, WENDY E. DOLL**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. TALLEY and wife, JANICE TALLEY**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 76, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Theran D. Doll by Warranty Deed from Harry C. Dillow, unmarried, of record in Book 10266, page 361, Register's Office for Davidson County, Tennessee.

The said Theran D. Doll having since married and his wife, Wendy E. Dolls joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

1. Real estate taxes for the year 2011, which have been prorated between Grantor and Grantee and are hereby assumed by Grantee.

2. Restrictive covenants contained in a deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

3. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937 and recorded in Book 1001, page 539, said Register's Office.

5. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

6. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

7. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

8. Restrictive covenants contained in deed from Arthur Crownover, Jr. and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's office, which are the same as in Book 1579, page 387, said Register's Office.

9. The premises herein described is a condominium apartment established pursuant to 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, as amended, and is subject to the provisions of and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Kingswood Condominiums, of record in Book 6058, page 320, Register's Office for said County, and the By-Laws appended thereto of record in Book 6058, page 359, Register's Office for said County.

10. Rights of others in and to the common elements.

11. The Plan of record in Book 5200, page 233, Register's Office for said County, as corrected by Surveyor's Certificate of Correction, of record in Book 5565, page 424, said Register's Office, shows an Owner's certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

This is improved property known as 2929 Selena Drive, Unit E-76, Nashville, TN 37211

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 our hands this 16th day of November, 2011.

THERAN D. DOLL

WENDY E. DOLL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named THERAN D. DOLL and wife, WENDY E. DOLL, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of November, 2011.

Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.