BILL GARRETT, Davidson County
Trans:T20110079996 DEEDWARR
Recvd: 12/19/11 09:27 2 pgs
Fees:13.00 Taxes:462.50
20111219-0098491

STATE OF Tennessee
COUNTY OF Davidson

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

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2011.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G11-3510D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert W. Anderson and Susan F. Anderson, husband and wife (NAME)	Commerce Union Bank (NAME)	93-52-A-118
222 Polk Avenue, Apt. 503 (STREET ADDRESS)	1425 East Main Street (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Brandon Harbin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. Anderson and Susan F. Anderson, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 503, on the plan of Watauga Condominiums(formerly known as Polk Manor), according to the Master Deed of record in Instrument No 200610250132105 in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Brandon Harbin from Bancorpsouth Bank, by Special Warranty Deed dated April 15, 2011, as Instrument No. 201104250031344, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Bylaws of record in Book 6339 page 281 and Book 6697, page 889, Register's Office for Davidson County, Tennessee.

2. The premises herein 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, and is subject to the provisions and requirements thereof; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Watauga Condominiums(formerly known

as Polk Manor) and recorded in Instrument No. 200610250132105 Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 200610170128710 and Instrument No. 200610050123859, Register's Office for Davidson County, Tennessee.

4. Certification of Electronic Document as recorded in Instrument No. 200610260132845, Register's Office for Davidson County, Tennessee.

5. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 222 Polk Avenue, Apt. 503, Nashville, TN 37203.

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 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. Whenever 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 9th day of December, 2011.

X _____
Brandon Harbin

December 09, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Brandon Harbin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of December, 2011.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066