BILL GARRETT, Davidson County
Trans:T20110080458 DEEDWARR
Recvd: 12/20/11 11:09 2 pgs
Fees:13.00 Taxes:185.00
20111220-0099234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcia M. Williams	**SAME AS OWNER**	**136-3B-47.00 CO**
3880 Priest Lake Drive, Apt. 92		
Nashville, TN 37217		
		FILE #: ST10515

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 HEREBY ACKNOWLEDGE, WE,

Kathleen Spinazzola, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcia M. Williams, an unmarried woman

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:

A certain condominium apartment in Davidson County, Tennessee, Being Townhouse No. 92, Building No. 24, and the Garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2 of record in Book 4675, Page 131 and Book 4675, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from James Spinazzola, an unmarried man to Kathleen Spinazzola, an unmarried woman as recorded on the 26th day of February, 2010 in Instrument No. 20100226-0014633 and Warranty Deed from Robert DeLuca and wife, Donna DeLuca to Kathleen M. Spinazzola, a married person as recorded on the 1st day of October, 2008 in Instrument No. 20081001-0099679, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book4675, Page 131 and Book 4675, Page 145, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 3880 Priest Lake Drive, Apt. 92, Nashville, TN 37217.

Terms and provisions of by-Laws recorded in Book 4651, Page 420, Book 5083, Page 417, Book 8115, Page 838, Book 9089, Page 765 and Instrument No. 20050817-0097909, Register's Office for Davidson County, Tennessee..

Charter of Homeowners Association recorded in Book 4944, Page 115, Register's Office for Davidson County, Tennessee...

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES of record in Book 4651, Page 412, as amended by instrument(s) of record in Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671, Register's Office for Davidson County, Tennessee..;

Rules and Regulations recorded in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606 and Book 9927, Page 75 and Instrument Nos. 20011025-0116633, 20050621-0071262, 20060228-0022872 and 20060228-0022873, Register's Office for Davidson County, Tennessee...

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 in 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 my hand this 12th day of December, 2011.

Kathleen Spinazzola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Kathleen Spinazzola , the within named Grantors, 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, at office, this 12th day of December, 2011.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013