BILL GARRETT, Davidson County
Trans:T20110081216 DEEDWARR
Recvd: 12/22/11 13:22 2 pgs
Fees:13.00 Taxes:314.50
20111222-0100165

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Edward A.Wilkerson	New Owner	Map and Parcel
2212 B Castleman Drive		117-03-0-B-100.000CO
Nashville, TN 37215		14086

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James H. Hooper, III, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Edward A. Wilkerson, a single person** (The "Grantee"), his heir(s) and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit G-5, Parcel No. 100 of the Villager Condominiums, a horizontal property regime, established by Master Deed as of record in Book 5200, page 154, Plat revised in Book 5200, page 201, to which reference is hereby made for a more complete and accurate description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is -set out in Section 66-2 et. Seq. Of the Tennessee code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and charter for the administration thereof; and is 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 builng thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5434, page 665, as corrected in Book 5487, page 967, said Register's Office.

Being the same property conveyed to James H. Hooper, III, unmarried by Warranty Deed dated August 9th, 2002 from Marcia Gail Ellison, unmarried of record in Instrument Number 20020814-0098338, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager Condominiums, as recorded in Book 5200, page 154, revised in Book 5200, page 201, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Charter of Villager Homeowner's Association, Inc., recorded in Book 5441, page 815, said Register's Office for Davidson County, Tennessee.
4. Master Deed establishing The Villager Condominiums of record in Book 5434, page 665, Book 5487, page 967, in Instrument Number 20080416-0038631 and 20090616-0055824; 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 building thereon.

This is improved property commonly known as 2601 Hillsboro Pike, #G-5, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Edward D. Wilkerson
Affiant

Subscribed and sworn to before me this 22nd day of December, 2011.

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of December, 2011.

James H. Hooper, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James H. Hooper, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2011.

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 6, 2013