BOX #14A
G#23691-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120000042 DEEDWARR
Recvd: 01/03/12 08:49 2 pgs
Fees:13.00 Taxes:86.95
20120103-0000042

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$23,500.00.**

Orville Lee Vaughn III
Affiant

Subscribed and sworn to before me, this the 30th day of December, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Orville Lee Vaughn, III	**"New Owner"**	**102070A07400CO**
126 Allendale Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ellen W. Dillon, unmarried

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

Orville Lee Vaughn, III

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. C-15 of West Meade Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, Page 704, and as amended in Book 6277, Page 653, in Book 7333, Page 415, and in Book 7333, Page 418, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5923, Page 740, said Register's Office, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to

the plat of West Meade Condominium, for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Ellen W. Dillon, unmarried, by Warranty Deed dated January 20, 2011, from John P. Ferris, of record in Instrument No. 20110126-0007283, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Meade Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantor herein.

This is improved property, known as: 6680 Charlotte Pike, #C-15, Nashville, TN 37209.

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 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. 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 **30th** day of **December, 2011.**

Ellen W. Dillon

Ellen W. Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ellen W. Dillon,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2011.**

JTC

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13