	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $265,000.00 Affiant Subscribed and sworn to before me, this 3rd day of February, 2012. Notary Public My commission expires: 01/07/2013

(Notary Stamp) DANA DELWORTH — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120009444 DEEDWARR
Recvd: 02/07/12 14:59 2 pgs
Fees:13.00 Taxes:980.50
20120207-0011080

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laurie Parker	~~**New Owner**~~ Peoples Home Equity	**Map 117, Group 07-0-J, Parcel 023.00CO**
2059 Lombardy Avenue	150 N. Seven Oaks	
Nashville, TN 37215	Knoxville, TN 37922	

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,

Donald S. Witherow, single

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

Laurie Parker, 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:

Land in Davidson County, Tennessee, being Unit No. 2059 of the Kingsbridge Condominium, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123, as amended), and as established by the Master Deed for Kingsbridge Condominiums, of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 7105, page 804, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingsbridge Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

TOGETHER with allocated Parking Space No. P-1 which is hereby allocated to the aforesaid Unit as an inseparable appurtenance thereto; as provided in the Master Deed.

Being the same property conveyed to Donald S. Witherow, single, by Warranty Deed, from Justin Pohn, unmarried, of record in Instrument No. 20030423-0054228, Dated April 21, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 1109, page 353 and Book 1133, page 85, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6763, page 357, Register's Office for DAVIDSON County, Tennessee.

Utility Easement of record in Book 1108, page 76 and Book 1109, page 353, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 974, page 92, Register's Office for DAVIDSON County, Tennessee.
Charter of record in Book 7105, page 777 and re-stated in Book 7182, page 216, Book 7182, page 221 and amended in Book 7817, page 947 and Book 7912, page 543, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 7105, page 777 and amended in Book 7457, page 15, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7105, page 804 and amended in Book 9539, page 564 and Instrument No. 20051116-0138698, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2059 Lombardy Avenue, Nashville, TN 37215.

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/our hand(s) this 3rd day of February, 2012.

Donald S. Witherow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Donald S. Witherow , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120057CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027