PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120015070 DEEDWARR
Recvd: 03/01/12 10:31 2 pgs
Fees:13.00 Taxes:1642.80
20120301-0017943

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51192
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M. M. DeCuyper F.A. DeCuyper 403 Village Hall Place #2160 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131020M01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$444,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly J. Hedrick, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. M. DeCuyper and husband, F.A. DeCuyper** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2160 of Village Hall (also known as 403 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20050510-0052650, amended in Doc. No. 20060601-0064170 and Doc. No. 20091016-0096028, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Beverly J. Hedrick, an unmarried woman by warranty deed from Haury and Smith Contractors, Inc., dated June 7, 2006 and recorded on June 12, 2006 of record in Doc. No. 20060612-0069156, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in shown as Exhibit "B" to the Master Deed in Doc. No. 20050510-0052650 amended in Doc. No. 20060601-0064170 and Doc. No. 20091016-*0096028, said Register's Office, shows an owner's certificate, a minimum setback line and easement to which Plan reference is hereby made for a more complete description. Possible burial vault in a pile of dressed stones at the northerly portion of said Plat. Stormwater Detention Agreement of record in Doc. No. 20040720-0086493, said Register's Office. A 30x40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20050510-0052650 amended in Doc. No. 20060601-0064170 and Doc. No. 20091016-0096028, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 403 Village Hall Place # 2160, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of February, 2012.

Beverly J. Hedrick

State of TENNESSEE
County of DAVIDSON

On this 29th day of February, 2012 , before me the undersigned authority, personally appeared Beverly J. Hedrick , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $444,000.00

Affiant

Sworn and subscribed before me this the 29th day of February, 2012

My Commission Expires: 9-8-2013

Notary Public

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.