PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

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

BILL GARRETT, Davidson County
Trans:T20120020428 DEEDWARR
Recvd: 03/21/12 12:33 2 pgs
Fees:13.00 Taxes:627.15
20120321-0023987

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51207
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Emily M. Pearson 4225 Harding Pike #502 Nashville, Tennessee 37205	new owner

TAX MAP-PARCEL NUMBERS: 103160C50200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alec Douglas Scott-Barnes, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily M. Pearson, unmarried,** 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. 502 of Wellington Arms, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 316, 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 M.G. Gaston, Jr., Trustee, with full power to mortgage, sell, encumber and/or convey by Warranty Deed from Steven Payne Small, joined by his spouse, Laura Tyus. Dated Nov. 30, 1998 and recorded on Nov. 30, 1998 of record in Book 11224, page 876, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Feb. 1, 2008 and recorded on Feb. 1, 2008 of record in Doc. No. 2008021-0010739, subject property was conveyed to Alec Douglas Scott-Barnes.

Susannah Brown Scott-Barnes, spouse of Alec Douglas Scott-Barnes, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 Book 5200, Page 316, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers of record in Book 7692, page 861, said Register's Office. The provisions of the condominium Master Deed of record in Book 5721, page 241, corrected in, Book 5740 page 897, amended in Doc. No. 20001205-0119242, 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: 4225 Harding Pike # 502, Nashville, Tennessee 37205

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 16th day of March, 2012.

Alec Douglas Scott-Barnes

Susannah Brown Scott-Barnes

State of TENNESSEE
County of DAVIDSON

On this 16th day of March, 2012 , before me the undersigned authority, personally appeared Alec Douglas Scott-Barnes and Susannah Brown Scott-Barnes, 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 $169,500.00

Affiant

Sworn and subscribed before me this the 16th day of March, 2012

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.