BILL GARRETT, Davidson County
Trans:T20120030337 DEEDWARR
Recvd: 04/25/12 14:20 2 pgs
Fees:13.00 Taxes:740.00
20120425-0035507

SEND TAX BILLS TO AND
ADDRESS NEW OWNER AS:
Marion B. Keyt
3733 West End Ave, #205
Nashville, Tn
37205

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel 104-09-0L-205.00

THIS DEED OF CONVEYANCE, executed and delivered by **BETTY W. MITCHELL**, unmarried, (by and through her duly appointed Attorney-In-Fact, **Katherine Wynne Mitchell**, by Power of Attorney recorded at Instrument No. 20120120-0005749, Register's Office for Davidson County, Tennessee), hereinafter called the Grantor, to **MARION B. KEYT**, unmarried, and **LINDA L. KEYT**, unmarried, as joint tenants with specific right of survivorship, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Unit No. 205, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7288, Page 65, amended in Book 8713, Page 111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

RESTRICTIONS: The above described property is subject to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101, et seq. (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference; to those restrictions and all other matters appearing of record in Master Deed of record in Book 7288, Page 65, amended in Book 8713, Page 111, Register's Office for Davidson County, Tennessee; and to Charter of record in Book 6981, Page 550, amended in Book 8275, Page 111, said Register's Office.

Being the same property conveyed to Thomas H. Mitchell, Jr. and wife, Betty W. Mitchell, by Warranty Deed from Jane Pedley, unmarried, and John C. Pedley, married, of record in Instrument No. 20010808-0085286, Register's Office for Davidson County, Tennessee. Thomas H. Mitchell, Jr. died on September 6, 2009, thereby vesting title solely in Betty W. Mitchell as surviving tenant by the entireties. Also, see deed of record in Instrument No. 20110211-0012163, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 20th day of April, 2012.

Betty W. Mitchell
BETTY W. MITCHELL

BY: Katherine Wynne Mitchell
Katherine Wynne Mitchell,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Wynne Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the Attorney-in-Fact for **Betty W. Mitchell**, and that she executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 20th day of April, 2012.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires June 30, 2013

NOTARY PUBLIC

My Commission Expires:

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Marion B. Kent
AFFIANT

SUBSCRIBED and SWORN to before me this the 20th day of April, 2012.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires June 30, 2013

NOTARY PUBLIC/Register

My Commission Expires: