WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/12 10:22 3 pgs
Fees:18.00 Taxes:882.08
20120508-0039657

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah E. Buchanan	new owner	103120A01100CO
(NAME)	(NAME)	
4200 West End Avenue #210		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I, **William B. Kelly, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Deborah E. Buchanan**,* 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:

* unmarried

Land in Davidson County, Tennessee, being Apartment No. 210 of Harding House, a Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, pf record in Book 4759, page 665, and by instrument of correction of record in Book 4768, page 818, as amended by Amendment of Master Deed of record in Book 4979, page 944; Book 5989, page 767 and Book 5898, page 769, Register's Office for Davidson County, Tennessee, reference being made to said Master Deed and to Exhibit "A-1" as set forth in said Master Deed. Reference is hereby made to the plat of Harding House Condominium Apartments, of record in Book 4860, page 82, said Register's Office, for a more complete and accurate description.

Being the same property conveyed to William B. Kelly by Warranty Deed from Gertrude O. Doyne, a widow, dated May 23, 2000 and filed on June 7, 2000 in Instrument Number 20000607-0056913, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4200 West End Avenue #210, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this **7th** day of **May, 2012**

William B. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **William B. Kelly**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **May, 2012**

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Notary's Signature

My Commission Expires: 1-6-2014 .

(Notary's Seal (if on paper)

ANGELA G. BAISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014