[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jennifer R. Fleming	New Owner	Map and Parcel
4225 Harding Pike, #201		103160C20100CO
Nashville, TN 37205		12-04-14190

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William N. Hance and wife, Mary Hance** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jennifer R. Fleming, a single person** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 201, Wellington Arms, a condominium Development, as shown on plat of record in Plat Book 5200, page 316, and as established under Master Deed of record in Book 5721, page 241, as corrected in Book 5740, page 897, and as amended at Instrument No. 20001205-0119242, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warrranty Deed from Michel Alice McDonald, unmarried to Anna Virginia Hance, unmaried and Elizabeth Ruth Hance, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20070928-0115959 and Quitclaim Deed from Elizabeth Ruth (Hance) Miller and husband, Chad Miller to William N. Hance and wife, Mary Hance of record in Instrument Number 20110207-0010783 and Quitclaim Deed from Anna Virginia (Hance) Tefel, and husband Santiago Tefel to William N. Hance and wife, Mary Hance, of record in Instrument Number 20110207-0010784, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 4225 Harding Pike, #201, Nashville, TN 37205.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 5200, page 316, said Register's Office.
3. Charter of Homeowners Association recorded in Book 5833, page 312.
4. Master Deed establishing Wellington Arms, a condominium development of record in Book 5721, page 241, corrected in Book 5740, page 897, as amended by instrument of record in Instrument Number 20001205-0119242.
5. Easement for Sanitary Sewers recorded in Book 7692, page 861.

BILL GARRETT, Davidson County
Trans:T20120035925 DEEDWARR
Recvd: 05/16/12 10:23 2 pgs
Fees:13.00 Taxes:600.33
20120516-0042274

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $162,250.00.

Jennifer Fleming
Affiant

Subscribed and sworn to before me this 15 day of May, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of May, 2012.

William N. Hance

Mary Hance

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William N. Hance and wife, Mary Hance with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of May, 2012.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013