THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30592-05-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Patricia Mae Leland Affiant Subscribed and sworn to before me this 15th day of May, 2012. Beth M. Brook Notary Public My Commission Expires:

BETH M. BROOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Thomas M. Welk Holly F. Welk 626 Timber Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117 020 C 01700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Mae Leland**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Welk and wife, Holly F. Welk** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 626 Timber Lane, Nashville, TN 37215.

Ted Leland, spouse of Patricia Mae Leland, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property by virtue of his marriage to the said Patria Mae Leland.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120036305 DEEDWARR
Recvd: 05/17/12 09:50 3 pgs
Fees:18.00 Taxes:1202.50
20120517-0042702

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2012.

Patricia Mae Leland

Patricia Mae Leland

Ted Leland

Ted Leland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia Mae Leland and Ted Leland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2012.

Beth M. Brock

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.17, together with carport designated 17A, on the Plan of Regency Park, of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, and Book 11288, page 513, said Register's Office.

Being the same property conveyed to Patricia Mae Leland by deed dated October 3, 1997, from Eugenia Fort Schermerhorn, unmarried, of record in Book 10641, page 467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Charter of Incorporation of The Association of Owners of The Regency Park Condominium of record in Book 8129, page 188, amended in Book 8500, page 717, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Association of Owners of The Regency Park Condominium, of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, and Book 11288, page 513, Instrument No. 20031029-0159210 and Instrument No. 20110525-0040197, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.
5. Repurchase and Option Agreement of record in Book 3907, page 839, and Counterpart in Book 7401, page 912, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.