Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):

Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335
Fax: 615-369-8631
File No. 12-1303

BILL GARRETT, Davidson County
Trans:T20120036643 DEEDWARR
Recvd: 05/18/12 09:17 2 pgs
Fees:13.00 Taxes:573.50

20120518-0043108

Property Address:
217 Highland Villa Circle, Nashville, TN 37211
161-14-0-B- 217.00 CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jolene V. Tate**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Nelda Queener and husband, James Queener**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 217, ON THE PLAN OF condominium site of Highland Villa Condominiums, its Horizontal Property Regime, having been established by the Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, and Book 8199, Page 149, Register's Office for Davidson, Tennessee, to which reference is made for the complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Jolene Tate and husband, Edward Tate by virtue of a general warranty deed from L. Grant Miller and wife, Carolyn H. Miller, dated January 14, 2002, and recorded January 23, 2002, in the Register of Deeds for Davidson County, Tennessee, in Instrument No. 20020123-0009472. The said Edward Tate having since died and his Last Will and Testament is of record in Instrument No. 20101029-0086622, said Register's Office. Estate closed 10/13/2010.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [X] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor..

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 9 day of May, 2012.

X Jolene V. Tate (Seal)
Jolene V. Tate

STATE OF Iowa
COUNTY OF Polk

On this the 9th day of May, 2012, before me the undersigned officer, personally appeared Jolene V. Tate, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

X
Notary Public

My Commission expires: _____

NOTARIAL SEAL IOWA
AARON M. HUBBARD
EXP. 9-28-2012
NOTARY # 176219

Grantees' Name, Address, Phone:
Nelda Queener and James Queener
217 Highland Villa Circle
Nashville, TN 37211

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $155,000.00

Subscribed and sworn before me this the 11th day of May, 2012.

Affiant

(Affix Seal)

My commission expires:
5-3-16

Notary Public

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY