BILL GARRETT, Davidson County
Trans:T20120038592 DEEDWARR
Recvd: 05/25/12 12:09 2 pgs
Fees:13.00 Taxes:1072.63
20120525-0045486

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this 16 day of May 2012

Notary Public
My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Vicki Garrett	same address	117020D00100CO
3011 Woodlawn Dr.	as new owner	
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ruth Ann Brown , unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Vicki Garrett , an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7096, page 948, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, said Register's Office.

Being the same property conveyed to Ruth Ann Brown, unmarried by deed dated January 14, 2008 from Christy L. Passmore, unmarried of record in Instrument No. 20080115-0004400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of The Clairmont Condominiums of record in Book 6200 Page 551, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed and by-laws recorded in Book 7096 Page 940, amended in Book 7096, page 948, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703. Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all

conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Clairmont Condominiums and recorded in Book 7096 Page 940 Register's Office for said county. 4) Easement of record in Book 4067, page 943 5) Charter for Clairmont Homeowners Association, Nashville of record in Book 7137 Page 826

This property is improved property known as 3011 Woodlawn Dr., Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 18th day of May, 2012.

Ruth Ann Brown

Ruth Ann Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Ann Brown , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of May, 2012.

Sheri Engel

Notary Public

My Commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 07141