PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51241
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shelley Duryee 610 Timber Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117020C00600CO

BILL GARRETT, Davidson County
Trans:T20120040097 DEEDWARR
Recvd: 06/01/12 08:27 2 pgs
Fees:13.00 Taxes:1239.50
20120601-0047369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P. Donbeck and wife, Patricia K. Donbeck,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Shelley Duryee, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. 6, together with the Carport designated as 6 A, of Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John P. Donbeck and wife, Patricia K. Donbeck, by Warranty Deed from Mary D. Staples, unmarried, dated July 23, 2003 and recorded on July 28, 2003, of record in Doc. No. 20030728-0105226, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 3815, page 778, 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, Book 11288 page 513, Doc. No. 20031029-0159210, Doc. No. 20050531-0060994 and Doc. No. 20110525-0040197, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 610 Timber Lane, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2012.

John P. Donbeck **Patricia K. Donbeck**

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2012 , before me the undersigned authority, personally appeared John P. Donbeck and Patricia K. Donbeck , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2012

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public