SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-7892

ADDRESS NEW OWNER:
Dara K. Bair
229 Windsor Terrace Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank NA 936
P.O. Box 100515
Florence, SC 29502-0515

MAP 143-1
GROUP A
PARCEL 229.00co

BILL GARRETT, Davidson County
Trans:T20120041683 DEEDWARR
Recvd: 06/06/12 10:44 3 pgs
Fees:18.00 Taxes:628.63
20120606-0049384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha M. Spiggle, Trustee of the Martha M. Spiggle Revocable Living Trust Agreement dated 03/10/2004,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dara K. Bair, a single person**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 229 as shown on the Plan of Windsor Terrace Condominiums, Phase III, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7150, page 921, as amended in Book 7661, page 40 and Book 7729, page 206, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By Laws of the Association Owners.

Being the same property conveyed to Martha M. Spiggle, Trustee of the Martha M. Spiggle Revocable Living Trust Agreement dated 03/10/2004 by Quitclaim Deed dated March 22, 2004 from Martha M. Spiggle of record in Instrument no. 20040329-0034599, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Martha M. Spiggle by deed of record in Inst. No 20000618-0050120, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **229 Windsor Terrace Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **23rd** day of **May, 2012.**

Martha M. Spiggle, Trustee

Martha M. Spiggle, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martha M. Spiggle, Trustee of the Martha M. Spiggle Revocable Living Trust Agreement dated 03/10/2004**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

Dorothy E. Weber
AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 9/23/13

DONALD R. BARRETT JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON