BILL GARRETT, Davidson County
Trans: T20120042937 DEEDWARR
Recvd: 06/11/12 13:50 2 pgs
Fees: 13.00 Taxes: 629.00

20120611-0050876

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Terra Desertmoon Forest Affiant Subscribed and sworn to before me, this 25th day of May, 2012. Notary Public My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terra Desertmoon Forest	**New Owner**	**104- 06-B-401.00-CO**
3314 West End Avenue #401		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ann M. Jones and Sharon D. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terra Desertmoon Forest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Apartment Unit No. 401 of the Park Road Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, Page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of the Park Road Condominium of record in Book 5200, Page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nell Smith and Laura McGee, as tenants in common, from James F. Neal by Warranty Deed dated May 23, 1990, of record in Book 8115, page 171, Register's Office for Davidson County, Tennessee. Nell Smith, aka Leta Nell Smith, having since died and her interest in subject property having passed to Laura Sue McGee by Will filed with Davidson County Probate Court Clerk, Case No. 04P-435. Laura McGee and Laura Sue McGee being one and the same person. Laura McGee having since died and her interest in subject property having passed to Ann M. Jones and Sharon D. Anderson by Will filed with the Davidson County Probate Court Clerk, Case No. 11P-1052.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Subject to any other outstanding liens of record that may affect clear title to subject property.

Any and all visible easements lying on or across the property including all items set out on any applicable plat of record.

This is improved property known as 3314 West End Avenue, Apt. #401, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 25th day of May, 2012.

Ann M. Jones

Sharon D. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ann M. Jones, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of May, 2012.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sharon D. Anderson, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of May, 2012.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027