BOK 36
25531

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Bobbi Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2012

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Baldwin	NEW OWNER	Parcel ID:
4000 Anderson Rd. #37		136030A03700
Nashville, TN 37217		

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 acknowledged, we

Karen Hendrix Wright, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mary Baldwin, unmarried

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:

BEING Townhouse No. 37, Building 6, on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Book 4460, Page 88, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Karen Hendrix Wright by deed from Tisha C. Brewer, of record in Book 10216, Page 669, dated October 1, 1996, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200110250116633; Instrument 200506210071262; Instrument 200602280022872; Instrument 200602280022873; Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417; Book 5189, Page 671; and Instrument 200508170097909, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4460, Page 88, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4000 Anderson Rd. #37, Nashville, TN 37217

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, their heirs and assigns forever; and we do covenant with 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 is 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 hand this 13th day of June, 2012.

Karen Hendrix Wright
Karen Hendrix Wright

BILL GARRETT, Davidson County
Trans:T20120044059 DEEDWARR
Recvd: 06/14/12 13:50 2 pgs
Fees:13.00 Taxes:229.40

20120614-0052325

STATE OF NC
COUNTY OF Brunswick

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

Witness my hand and official seal this 13 day of June, 2012.

My Commission Expires: 9/14/2012 Catherine S. Skipper
Notary Public

