BILL GARRETT, Davidson County
Trans:T20120044910 DEEDWARR
Recvd: 06/18/12 15:01 2 pgs
Fees:13.00 Taxes:1128.50

20120618-0053328

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JUNE, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04567 VALENTI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Susan Muscenti Valenti	same	117-6A-3.00 CO
2918 Wellesley Trace		
Nashville, TN 37215		

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

FRANCES IRENE ACUFF, UNMARRIED

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

SUSAN MUSCENTI VALENTI , UNMARRIED

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

SEE EXHIBIT "A"

This is improved property known as 2918 Wellesley Trace, Nashville, TN 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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 14th day of June, 2012.

Frances Irene Acuff

Frances Irene Acuff

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, FRANCES IRENE ACUFF, 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 Franklin, Tennessee, ~~this 14th~~ day of June, 2012.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

12-04567 VALENTI

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 2B on the Plan of Condominium Plat of Lots 1 & 2 of Revision #2, 3-17-77, Wellesley Trace, Section #2 of record in Plat Book 5210, Page 4, 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 Wellesley Trace Homeowners Association, Inc., a horizontal property regime established by Master Deed of record in Book 5054, Page 633, made applicable in Book 5222, Page 808, amended in Book 5631, Page 194, and Book 5640, Page 75, said Register's Office.

Being the same property conveyed to Frances Irene Acuff, unmarried by Warranty Deed from John W. Lamb and wife, Linda H. Lamb, recorded on the 20th day of July, 1993 in Deed Book 9018, Page 903, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WELLESLEY TRACE CONDOMINIUM, SECTION 2, as recorded in Plat Book 4860, Page(s) 100, Plat Book 5050, Page 54 and Plat Book 5210, Page 4, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of Wellesley Trace Homeowners Association, Inc. recorded in Book 5054, Page 649.

e. Charter of Wellesley Trace Homeowners Association and Condominium Homeowners Association recorded in Book 5065, Page 684 and Instrument No. 20060626-0075751.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WELLESLEY TRACE CONDOMINIUM, SECTION 2 of record in Book 5054, Page 633 , as amended by instrument(s) of record in Book 5222, Page 808, Book 5257, Page 480, Book 5383, Page 90, Book 5400, Page 707, Book 5547, Page 175, Book 5631, Page 194, Book 5640, Page 75, Book 5903, Page 82 and Instrument Nos. 20041026-0128897 and 20060508-0053727; also subject to easements, rights and interests 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.