WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Michelle Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th Day of June, 2012.

Dorothy E. Wilder
Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-9160

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. Casey Reed	New Owner	129150A10800CO
(NAME)	(NAME)	
211 Printers Alley #400		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120047269 DEEDWARR
Recvd: 06/27/12 10:02 2 pgs
Fees: 13.00 Taxes: 296.00
20120627-0056212

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michelle C. Selig , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **W. Casey Reed**, hereinafter called the GRANTEE(S), their heirs and/or 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. 108, as shown on the plan of Belle Meade Highlands Condominiums, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 7091, Page 302 and amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michelle C. Selig by Deed from Barbara Ann Rafferty, dated 02/15/2001 and filed for record on 02/20/2001 in Instrument 200102200015750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Master Deed and By-Laws filed for record in Book 7091, Page 302, said Register's Office. Said Masterdeed was amended of record in Instrument 200804240042111, said Register's Office.
Said By-Laws were amended of record in Instrument 200710250126213, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4816, Page 427, said Register's Office.
Corrected Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4881, Page 710, said Register's Office.
Charter of record in Book 7102, Page 223, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 21 Vaughns Gap Road, 108, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 18 day of 6/June 12.

Michelle C. Selig

Michelle C. Selig

State of Virginia
County of Arlington

Personally appeared before me Michelle C. Selig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18 day of June, 2012

Elisa M Jauregui

Notary Public
My Commission Expires: April 30, 2013

ELISA M. JAUREGUI NOTARY PUBLIC REG. #7292063 MY COMMISSION EXPIRES 4/30/13 COMMONWEALTH OF VIRGINIA

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027