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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30673-06-2012**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $308500.00<br>Janette C Welden<br>Affiant<br>Subscribed and sworn to before me this 29th day of June, 2012.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

# WARRANTY DEED

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| **Address New Owner:**<br>Marisa Mayhan<br>Michael Mayhan<br>153 Woodmont Boulevard #C<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>116 030 C 004.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janette C. Welden**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marisa Mayhan and husband, Michael Mayhan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 153 Woodmont Boulevard #C, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120049078 DEEDWARR
Recvd: 07/03/12 12:52 3 pgs
Fees:18.00 Taxes:1141.45
20120703-0058509

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 29th day of June, 2012.

Janette C. Welden

STATE OF TENNESSEE
COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janette C. Welden**, 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, at office, this 29th day of June, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C, together with the appurtenant interest in the common elements of Woodmont Glen, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5407, page 419, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed, and being located upon Lot No. 1 on the Plan of Revised Subdivision of Lot #150 of Kenner Manor, of record in Plat Book 4955, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janette C. Welden by deed dated November 15, 2000, from Jean E. Rinaldo, unmarried, of record in Instrument No. 20001117-0113988, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Woodmont Glen, of record in Book 5407, page 419, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4955, page 83, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3964, page 855, with exceptions in Book 5402, page 498, Register's Office for Davidson County, Tennessee.