WARRANTY DEED	State of Tennessee) G#24196-2 County of Williamson)
	The actual consideration or value, whichever is greater, for this transfer is $223,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2012. Notary Public My commission expires: 3/17/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George A. Wright and Roslyn K. Wright	George A. Wright	**131020H00600CO**
4238 Hillsboro Pike	4238 Hillsboro Pike	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN 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, I,

Valerie Ann Shelton, unmarried

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

George A. Wright and Roslyn K. Wright, husband and wife

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4238, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, and Amendment to By-Laws of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Valerie Ann Shelton, unmarried, by Warranty Deed dated May 26, 2004, from Craighead Patten Properties, a Tennessee joint venture, of record in Instrument No. 20040527-0062323, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20040421-0045569, said Register's Office;**

2) **All matters as shown on the Plan of record in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee;**

BILL GARRETT, Davidson County
Trans:T20120062855 DEEDWARR
Recvd: 08/22/12 13:47 2 pgs
Fees:13.00 Taxes:825.10
20120822-0075569

3) **The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums, Phase I, of record aforementioned;**

4) **Charter of Hillsboro Quarters Homeowners' Association, Inc. of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee;**

5) **Agreement regarding driveway easement for ingress and egress of record in Book 3890, Page 129, Register's Office for Davidson County, Tennessee;**

6) **Perpetual Easement for highway purposes in Book 4426, Page 398, Register's Office for Davidson County, Tennessee;**

7) **Easement and Right of Way in the Final Judgment to the State of Tennessee of record in Book 4459, Page 874, Register's Office for Davidson County, Tennessee;**

8) **Storm Water Detention Agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee;**

9) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 3932, Page 308, and in Book 4041, Page 9, Register's Office for Davidson County, Tennessee;**

10) **Conveyance of Common Area to Hillsboro Quarters Condominium Owners Association, Inc., of record in Instrument No. 20041230-0155026, said Register's Office; and,**

11) **Taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is improved property, known as: **4238 Hillsboro Pike, 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 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/our hand(s) this **31st** day of **July, 2012.**

Valerie Ann Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Valerie Ann Shelton,** the within named seller, 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 Nashville, Tennessee, this **31st** day of **July, 2012.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY