This Instrument Prepared From Information Furnished by the Parties by:
**IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167**

MAP & PARCEL 142070C08000C0

SEND TAX BILLS TO:
New Owner

NAME AND ADDRESS OF NEW OWNERS:
Wanda June Wilson
110 Newsom Green
Nashville, TN 37221

STATE OF TENNESSEE )
ss.:
COUNTY OF DAVIDSON )

BILL GARRETT, Davidson County
Trans:T20120064486 DEEDWARR
Recvd: 08/28/12 15:09 3 pgs
Fees:18.00 Taxes:458.80
20120828-0077685

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

I, the undersigned, **LORENE SANFORD,** by and through her Attorney-in-fact, **EVELYN TAGLIENTE,** have bargained and sold and do hereby transfer and convey unto **WANDA JUNE WILSON,** a single person, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being **UNIT NO. 80** of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123(herein referred to as the "Act") as shown on the plan of Ashley Green Boundary Plat in Plat Book 6900, Page 24, and revised in Book 6900, page 978, Register's Office, Davidson County, Tennessee; and shown as Exhibit "C" to the Master Deed of record in Book 7184, Page 44, Register's Office, Davidson County, Tennessee.

**TOGETHER WITH** an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the master Deed.

Being the same property conveyed to Lorene Sanford from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, by General Warranty Deed dated August 9, 1995, and appearing of record in Book 9759, Page 792, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the provisions and requirements of the Act and all covenants, conditions, restrictions, easements, and provisions of the Master Deed for Ashley Green, of record in Book 7184, Page 44, as corrected and amended, in Book 7184, page 71; Book 7467, page 279, Book 7482, page 312, and Instrument No. 20111101-0084880, of record in Register's Office for Davidson County, Tennessee; matters set forth on the Boundary of Ashley Green, of record in Book 6900, page 24, as amended by Book 6900, page 978, and shown as Exhibit "C" to the Master Deed of record, Register's Office for Davidson County, Tennessee (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; terms and conditions of Ashley Green By-Laws of Property, of record in Book 7184, Page 71; right of way easements for sewers in

Book 5374, Page 511, and Book 5407, page 643, said Register's Office; easement in Book 6483, Page 907, said Register's Office; Agreement for dedication of public utilities easement of record as Instrument Number #200607240088823, said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 110 Newsom Green, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, her heirs and assigns, forever.

AND I do covenant with the said Grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2012 property taxes are being prorated between the parties hereto, the Grantor assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS MY HAND, this 23rd day of August, 2012.

Lorene Sanford By Evelyn Tagliente, POA
Lorene Sanford by Evelyn Tagliente, her attorney-in-fact

STATE OF TENNESSEE )
ss.:
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, **EVELYN TAGLIENTE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within and foregoing (Warranty Deed) instrument in behalf of **LORENE SANFORD**, acknowledged that she executed the same as the free act and deed of the said **LORENE SANFORD**, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **LORENE SANFORD** and appearing of record in Instrument Number 20120828-0077684, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 23rd day of August, 2012.

Jane E Rabideau
Notary Public

My commission expires: 10/20/2012

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $124,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy M. Smith
Affiant

Sworn to and subscribed before me this the 24th day of August , 2012.

Jane E. Rabideau
Notary Public

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 10/22/2012