BILL GARRETT, Davidson County
Trans:T20120069946 DEEDWARR
Recvd: 09/17/12 14:00 3 pgs
Fees:18.00 Taxes:1801.90

20120917-0084392

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $487,000.00. Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 5032 Richard Jones Rd., Ste 203-A Nashville, TN 37215 Affiant Subscribed and sworn to before me, this 31st day of August, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Karen E. Bell
25 Washington Park
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116080A02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET NORVELL WARD, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

convey unto **KAREN E. BELL**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Sugartree, Phase No. 1, as of record in Book 4675, pages 141 and 142, Register's Office for Davidson County, Tennessee, as amended at Book 4869, page 686, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Norvell Ward by deed dated November 1, 1988, from Robert Gottlieb and wife, Renee Gottlieb, of record in Book 7779, page 479, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and lease options, burdens and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974 and recorded in Book 4857, page 157, Register's Office for Davidson County, Tennessee, as amended at Book 4911 page 356, amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, and further amended at Book 5087, page 220, Book 5003, page 688; Book 5152, page 401, Book 5514, page 138; Book 5691, page 61 and at Book 11758, page 466, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4675, pages 141 and 142, as amended in Book 4869, page 686, Register's Office for Davidson County, Tennessee. This plan shall not be altered or changed until otherwise approved by the Metropolitan Planning commission. Easements for ingress and egress are reserved hereby upon all access easements as shown hereof, or upon any approved revision hereof, for the benefit of the purchaser of building sites within the development, there invitees, lessess and other

parties claiming by through or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the public. Access easements are also dedicated as sanitary sewer and water easements. Your attention is also called to the fact the recorded plan shows certain provisions respecting gross floor area, building area, paved area, and ground coverage as amended by instrument of record in Book 4869, page 686, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: 25 Washington Park, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of August, 2012.

Margaret Norvell Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET NORVELL WARD, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2012.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

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