BILL GARRETT, Davidson County
Trans:T20120082282 DEEDWARR
Recvd: 10/30/12 09:42 3 pgs
Fees:18.00 Taxes:210.90
20121030-0099255

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lisa George Hughes 3449 Colebrook Drive Thompsons Station, TN 37179	same	119-14-0-A-065.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Howard Lange, Executor of the Estate of Annemarie Vetrone**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Lisa George Hughes**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 65-D on the Plan of Kingswood Condominiums as of record in Plat Book 5200, page 520, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Anthony Vetrone and wife, Annemarie Vetrone, by deed from Howard C. Lange and wife, Donna M. Lange, of record in Book 7095, page 759, Register's Office for Davidson County, Tennessee. Anthony Vetrone died on March 30, 1996. Annemarie Vetrone died on June 27, 2012, with Howard Lange being appointed as Executor with the power to sell real property, Probate No. 12P1194.

Subject to the following restrictions and conditions:

1. Property taxes for 2012 are lien and are now due and payable.
2. Restrictive Covenants of record in Book 909, page 48; Book 919, page 393; Book 919, page 628; Book 928, page 752; Book 946, page 252; Book 1001, page 559; Book 1579, page 387 and Book 1581, page 55, said Register's Office.

3. All matters appearing on the plan of record in Plat Book 5200, page 520, as corrected in Book 5565, page 424, said Register's Office.
4. Charter for Kingswood Homeowners Association of record in Book 6092, page 579, said Register's Office.
5. Master Deed of KIngswood Homeowners Association of record in Book 5552, page 732 and Book 6058, page 320, said Register's Office.
6. Any and all visible easements on and across subject property.
7. Subject to any and all building and zoning regulations of City, County and State.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant as Executor an in that capacity of the Estate, the Grantor 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 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.

This improved property is known as: 2929 Selena Drive, #65, Nashville, TN 37211.

WITNESS MY HAND this 26th day of October, 2012, in Franklin, Tennessee.

ESTATE OF ANNEMARIE VETRONE

BY: _____
Howard Lange, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Howard Lange, Executor of the Estate of Annemarie Vetrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Franklin, Tennessee, this 26th day of October, 2012.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $57,000.00.

Lisa George Hughes
AFFIANT

Sworn to and subscribed to me, the undersigned, this 26th day of October, 2012, in Franklin, Tennessee.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

My Commission Expires: 7/6/15