

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2012.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20120091218 DEEDWARR
Recvd: 11/30/12 10:52 2 pgs
Fees:13.00 Taxes:277.50
20121130-0109925

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Wellerding	**New owner**	**129-15-0-A-077.00C0**
1007 Woodmont Blvd.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hal Davidson Hardin, unmarried

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

Robert Wellerding

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 77, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7091, page 302, amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Hal Davidson Hardin, unmarried by deed from Macrae Fort Linton, married of record in Instrument 200210030120821, Register's Office for Davidson County, Tennessee, dated September 30, 2002, recorded October 3, 2002.

This conveyance is subject to:

Taxes for the year 2013 a lien, but not yet due and payable;

All matters shown on the Plan attached as Exhibit A-2 to Master Deed in Book 7091, page 302, amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee;

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands of record in Book 7091, Page 302, amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee;

By-Laws in Book 7091, page 351, amended in Instrument 200710250126213, Register's Office for Davidson County, Tennessee;

Charter of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee;

Easement in Book 11000, page 273, Register's Office for Davidson County, Tennessee;

Easements for sanitary sewers and/or storm drainage in Book 4816, page 427, corrected in Book 81, page 710, Register's Office for Davidson County, Tennessee;

Subject to rights of others in and to the common areas and/or elements; and

all applicable governmental and zoning regulations.

This is improved (__X__) unimproved (____) property known as 21 Vaughns Gap Rd., #77, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF November 27, 2012:

Hal Davidson Hardin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Hal Davidson Hardin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of November, 2012.

My Commission Expires: 6-26-16

Notary Public

20121062R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY