BILL GARRETT, Davidson County
Trans:T20120093233 DEEDWARR
Recvd: 12/06/12 09:49 2 pgs
Fees:13.00 Taxes:480.63
20121206-0112303

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

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

Notary Public

My commission expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James P. Wilson	~~New Owner~~ Reliant Bank	**Map\Parcel: 129-14-0-A-039.00CO**
6666 Brookmont Terrace #404	101 Creekstone Blvd	
Nashville, TN 37205	Franklin TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dennis Astren, Executor under the Last Will & Testament of Margaret C. Astren and Dennis and Kim Astren, Devisees under the Last Will & Testament of Margaret C. Astren

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

James P. Wilson, unmarried

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:

Land in Davidson County, Tennessee being apartment Unit No. 404, of Wessex Towers Condominium created under Title 64, Sections 2701 at seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mitchell M. Astren and wife, Margaret Astren by Warranty Deed from Sue F. Buchanan, unmarried, of record in Book 6964, Page 90, dated August 29, 1986, Register's Office for Davidson County, Tennessee. Mitchell M. Astren predeceased his wife, Margaret Astren. Margaret Astren having since died, devised her interest in said property to Dennis Astren and wife, Kim Astren by Last Will and Testament, of record in Case No. 12P-1641, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 142 and Book 5200, Page 143, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Book 5414, Page 634 amd amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486, Book 10705, Page 777 and Instrument No. 20120516-0042527 , Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 5412, Page 451 and Book 5414, Page 660, Register's Office for DAVIDSON County, Tennessee.

Lease Agreement of record in Book 10454, Page 553, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 5414, Page 653 and amended in Instrument No. 200211127-0129399, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6666 Brookmont Terrace #404, 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 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 27th day of November, 2012.

Dennis Astren

Kim Astren

Dennis Astren, Executor under the Last Will & Testament of Margaret C. Astren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dennis Astren and wife, Kim Astren , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dennis Astren**, Executor of the Estate of Margaret C. Astren, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: **121068RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027