(2)

BILL GARRETT, Davidson County
Trans:T20120093277 DEEDWARR
Recvd: 12/06/12 10:47 2 pgs
Fees:13.00 Taxes:1047.10

20121206-0112368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-VRES-12-8

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stacey L. Portell	New Owner	
(NAME)	(NAME)	**117-3-E-8.00 CO**
8 Sharonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **WALKER PRATT HILL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STACEY L. PORTELL, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS UNIT 8, SHARONWOOD CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED IN NASHVILLE, TN, AS SHOWN ON PLAT OF SHARONWOOD CONDOMINIUM, CONDOMINIUM APARTMENTS, RECORDED IN PLAT BOOK 6200, PAGE 497 AS AMENDED IN PLAT BOOK 6200, PAGE 561, SAID REGISTER'S OFFICE AND DESCRIBED IN MASTER DEED RECORDED IN BOOK 7124, PAGE 177 AS AMENDED IN BOOK 7274, PAGE 163 AND ADDENDUM IN BOOK 8466, PAGE 129, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF SHARONWOOD CONDOMINIUM, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 7124, PAGE 177 AS AMENDED IN BOOK 7274, PAGE 163 AND ADDENDUM IN BOOK 8466, PAGE 129, AND BY-LAWS APPENDED THERETO AND AMENDED IN BOOK 8754, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO WALKER PRATT HILL BY WARRANTY DEED FROM PATRICK B. WOLFF, RECORDED ON THE 21ST DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081021-0105641, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE PROPERTY WAS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF WALKER PRATT HILL.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 6200, PAGE 561; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8466, PAGE 129; BY-LAWS OF RECORD IN BOOK 8754, PAGE 187; CHARTER OF RECORD IN BOOK 7138, PAGE 355; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 7124, PAGE 177 AS AMENDED IN INSTRUMENT OF RECORD IN BOOK 7274, PAGE 163 AND INSTRUMENT NOS. 20050110-0003514 AND 20080403-0033769 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 8 Sharonwood Drive Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 3rd day of December, 2012.

Walker Pratt Hill by John Gleaves, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of December, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Walker Pratt Hill and who acknowledged he executed the same as the free act and deed of the said Walker Pratt Hill.

Witness my hand and official seal, this the 3rd day of December, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903