Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT12 100081 6

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is grea this transfer is $244,900.00

Affiant

Subscribed and sworn to before me, this 29th day of November 2012.

Notary Public
My commission expires

BILL GARRETT, Davidson County
Trans:T20120093681 DEEDWARR
Recvd: 12/07/12 09:47 2 pgs
Fees:13.00 Taxes:906.13
20121207-0112881

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Beth M. Rehm	Wells Fargo Bank, N.A.	104140B01600CO
116 Westwood Trace	10401 Deerwood Park Blvd Bldg 1	
Nashville TN 37212	4th Floor, Jacksonville, FL	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Alice H. Swanson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Beth Rehm, a single person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 14, in Westwood Trace Condominiums - a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6522, page 322, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Plat Book 6200, page 215 and amended in Book 6889, page 711, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westwood Trace Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6522, page 322, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Alice H. Swanson by deed from Westwood Trace Partners of record in Book 6936, page 570, dated 07-21-86, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Westwood Trace Condominiums of record in Book 6200 Page 215 and Amended in Book 6889, page 711, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6522 Page 322, and amended in Book 6889, page 711, Instrument Nos. 20070620-0073748, 20010411-0035667, 200101720-0077359, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Westwood Trace Condominiums and recorded in Book 6522 Page 322, and amended in Book 6889, page 711, Instrument Nos. 20070620-0073748, 20010411-0035667, 200101720-0077359, Register's Office for said county. 4) Charter for Westwood Trace Condo Homeowners Association of record in Book 6582 Page 874, and amended in Book 7599, page 912, Book 7948, page 624, and Book 7948, page 626

This property is improved property known as 116 Westwood Trace, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of November, 2012.

Alice H Swanson by Grant Hammond her Attorney in Fact
Alice H. Swanson, by Grant Hammond
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of November, 2012, before me personally appeared Grant Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alice Swanson acknowledged that such person executed the same as the free act and deed of Alice Swanson.

Sheri Engel
Notary Public



My Commission expires January 11, 2016
FILE NO: 07368