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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20130000832 DEEDWARR
Recvd: 01/03/13 15:01 2 pgs
Fees:13.00 Taxes:647.50
20130103-0001007

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52079
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elise Morrissey 3332 Hillsboro Pike Nashville, Tennessee 37215	F & M Bank 10 Cadillac Drive, Ste 100 Brentwood TN 37027

TAX MAP-PARCEL NUMBERS: 117070H01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy J. Shirley , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elise Morrissey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3332 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 928, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Nancy J. Shirley by Warranty Deed from Brandon Corey Smith and spouse, Andrea B. Smith, dated October 8, 2008 and recorded on October 9, 2008 of record in Doc. No. 20081009-0102509, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 928, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6867, page 385, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3332 Hillsboro Pike, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 2012.

Nancy J. Shirley

State of TENNESSEE

County of DAVIDSON

On this 21st day of December, 2012 , before me the undersigned authority, personally appeared Nancy J. Shirley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 21st day of December, 2012

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN