39B

File No. 120946

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130004849 DEEDWARR
Recvd: 01/17/13 11:36 2 pgs
Fees:13.00 Taxes:832.50

20130117-0005717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

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

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Telicia Montague	Same as new owner	103-16-0C-403.00 CO
(NAME)	(NAME)	
4225 Harding Road #403		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Linda J. Berry, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Telicia Montague, a single woman, Charles Easterwood, a married man, and Shirley Easterwood, his wife, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 403 on the Plan of Wellington Arms, a condominium development, as shown on plat of record in Book 5200, Page 316, Register's Office for said County, to which plan reference is hereby made for a more particular description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, Page 241, as corrected in Book 5740, Page 897 and amended in Instrument No. 20001205-0119242, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Linda J. Berry, an unmarried person, by Warranty Deed from Alicia Odom Davis (formerly known as Alicia Odom), dated 11/30/00 and recorded 12/1/00 in Instrument No. 20001201-0117895, Register's Office for Davidson County, Tennessee. Ansel L. Davis, spouse of Alicia Odom Davis, joined in the conveyance of this document.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wellington Arms Condominium of record in Book 5721, Page 241, as corrected in Book 5740, Page 897 and amended in Instrument No. 20001205-0119242, said Register's Office.

Charter of Wellington Arms Homeowners' Association, Inc. of record in Book 5833, Page 312, said Register's Office.

Sanitary Sewer Easement in Book 7692, Page 861, in the Register's Office of Davidson County, Tennessee.

File No. 120946

unimproved ☐

This is improved ☒ property, known as 4225 Harding Road, #403, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 8th day of January, 2013.

Linda J. Berry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Berry, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2013.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016