THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13020114**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this21st day of March, 2013. Notary Public My Commission Expires: March 8, 2016

BANKERS TITLE
3310 West End Ave., Suite
Nashville, Tennessee 3720

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mary Elizabeth Nelson and John Burch 4225 Harding Pike #407 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-16-0-C 407.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Yancey Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Elizabeth Nelson and John Burch, as tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 407, on the plan of Wellington Arms, according to the Master Deed of record in Book 5721, Page 241 as corrected in Book 5740, Page 897 in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 316, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William C. Yancey Jr. by Warranty Deed from Darlene Peters, unmarried, recorded on the 10th day of April, 2007 in Instrument No. 20070410-0042361, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WELLINGTON ARMS, as recorded in Plat Book 5200, Page(s) 316.

Charter of Homeowners Association recorded in Book 5833, Page 312.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WELLINGTON ARMS Condominium of record in Book 5721, Page 241, as amended by instrument(s) of record in Book 5740, Page 897 and Instrument No. 20001205-0119242; also subject to easements, rights and interests 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.

Easement for Sanitary Sewer, recorded in Book 7692, Page 861.

BILL GARRETT, Davidson County
Trans:T20130026847 DEEDWARR
Recvd: 04/03/13 09:54 2 pgs
Fees:13.00 Taxes:610.50
20130403-0032755

This is improved property located at 4225 Harding Pike #407 Nashville TN 37205.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2013.

William C. Yancey Jr. by Lorena J. Yancey, his attorney-in-fact

William C. Yancey Jr. by Lorena J. Yancey, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lorena J. Yancey,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William C. Yancey, Jr.,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of March, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014