WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April 2013.

Notary Public

MY COMMISSION EXPIRES: 11/12/13

(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14054

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather S. McBee	NEW OWNER	104021A30600CO
(NAME)	(NAME)	
3127 Long Boulevard, #306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130033664 DEEDWARR
Recvd: 04/24/13 14:19 2 pgs
Fees:13.00 Taxes:888.00
20130424-0040762

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jaclyn Krimmel , an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Heather S. McBee , an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 306, as shown on the plan of Park West Court, a Condominium Development, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Instrument 200507140081900 as amended in Instrument 200610300134372, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Together with Parking Space No. 41.

Being the same property conveyed to Jaclyn Krimmel, an unmarried person by Deed from Parthenon Partners LLC, a Tennessee limited liability company, dated 11/01/2006 and filed for record on 11/02/2006 in Instrument 200611020136407, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200611220145388. Said Deed was corrected by Scrivener's Affidavit in Instrument 200705220061014, said Register's Office.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 421, Page 82, Plat Book 421, Page 83, said Register's Office.
Restrictions of record in Book 498, Page 281, Book 573, Page 53, Book 647, Page 310, said Register's Office.
Ordinance of record in Instrument BL-2000-364, Instrument BL-2000-476, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200507140081900, said Register's Office. Said Master deed was amended of record in Instrument 200610300134372, said Register's Office.
Driveway Easement of record in Book 712, Page 120, Book 898, Page 758, said Register's Office.
Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, Page 445, said Register's Office.
Easement Deed of record in Instrument 200404300049497, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument 200509130110219, said Register's Office.
Charter of record in Instrument 200507070078752, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3127 Long Boulevard, 306, Nashville, TN 37203
(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/or 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/or 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 18th day of April, 2013.

Jaclyn Krimmel

State of Tennessee
County of Williamson

Personally appeared before me Jaclyn Krimmel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2013.

Notary Public
My Commission Expires: 11/12/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
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Brentwood, TN 37027