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BILL GARRETT, Davidson County
Trans:T20130046001 DEEDWARR
Recvd: 06/03/13 14:44 3 pgs
Fees:18.00 Taxes:998.63
20130603-0055768

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $269,900.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2013. Notary Public My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Leigh Ann Drew 2842 Woodland Drive Nashville, TN 37215	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	104-14-0F-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer E. Baucum k/n/a Jennifer B. Chase, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leigh Ann Drew, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 , on the Horizontal Property Regime for Woodlawn Court Condominium, as shown on plat of record as Plat Book 6900, pages 862 and 863 and as recorded in the Master Deed of record as Book 7792, page 360, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jennifer C. Baucum, by deed from Brian Hudson and wife, Katy Hudson, of record as Instrument No. 20070731-0090503, dated July 27, 2007. Scrivener's Affidavit recorded to correct grantee's name to Jennifer E. Baucum, of record

as Instrument No. 20071116-0134562, said Register's Office. The said Jennifer C. Baucum has since married and is now known as Jennifer B. Chase.

Timothy L. Chase joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Jennifer B. Chase.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 6900, pages 862 and 863, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Woodlawn Court Condominiums Condominiums, of record in Book 7792, page 360, and amended in Instrument No. 20020911-0110792, Register's Office for said County.

4. Storm Water Detention Agreement of record as Book 7264, page 166, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2842 Woodland Drive, Nashville, TN 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of May, 2013.

Jennifer B. Chase

Timothy L. Chase

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer B. Chase and Timothy L. Chase, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2013

(Seal)



Notary Public

My Commission Expires: 6/21/16