# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046885 DEEDWARR
Recvd: 06/05/13 11:11 2 pgs
Fees:13.00 Taxes:453.25
20130605-0057015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $122,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2013.

Angela K. Robertson
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-2-2016

Angela K. Robertson State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5420 STEELE CD

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Canada Steele | Regions Bank dba Regions | 129-14-0-A 074.00 CO |
| 6666 Brookmont Terrace #702 | Mtg. Dept. 2520 PO Box 2153 | |
| Nashville, TN 37205 | Birmingham AL 35287-2520 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JOAN A. RUSSELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**LAVONEIA CANADA STEELE, AN UNMARRIED PERSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 6666 Brookmont Terrace #702, Nashville, TN 37205

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 our hand on the 31st day of May 2013.

Joan A. Russell by: Tracy Evers ast Attorney in fact

Joan A. Russell
by: Tracy Evers attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 31st day of May, 2013, before me personally appeared Tracy Evers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Joan A Russell** and acknowledged that executed the same as the free act and deed of said **Joan A Russell**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: 9/23/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 702 of Wessex Towers Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5414, Page 634, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 1421, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Joan A. Russell, a single person by Warranty Deed from Gary W. Farrar, recorded on the 18th day of March, 2005 in Instrument No. 20050318-0029896, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Joan A. Russell pursuant to a power of attorney executed by the same on the , and being filed for in Instrument #20130605-0057014 , Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESSEX TOWERS, as recorded in Plat Book 5200, Page(s) 142 and 143, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of By-Laws amended in Instrument No. 20011127-0129399.

e. Charter of Condominium Association recorded in Book 5412, Page 451.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777 and Instrument Nos. 20080624-0065008 and 20120516-0042527; 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.