BILL GARRETT, Davidson County
Trans:T20130054050 DEEDWARR
Recvd: 06/26/13 09:39 2 pgs
Fees:13.00 Taxes:177.60

20130626-0065515

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $48,000.00. Candace Morgan Garrett Affiant Subscribed and sworn to before me this 27th day of June, 2013. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Candace Morgan Garrett 3510 Seneca Forest Dr. Nashville, TN 37217	SAME	136-10B023.00CO

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, **STEPHEN E. RAY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CANDACE MORGAN GARRETT**, 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 Lot No. 46, Unit 46, Condominium Site Plan of Priest Lake Forest, Section Four, of record in Book 5200, page 573, and amended in Book 5200, page 574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E. Ray by deed dated March 15, 1988, from Secretary of Housing and Urban Development of record in Book 7493, page 662, Register's Office for Davidson County, Tennessee.

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 Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. 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 Priest Lake Forest Condominiums, of record in Book 5931, page 645, as amended in Book 6106, page 610 and Book 6199, page 270, and further amended at Instrument No. 20090602-0050792, said Register's Office, supplemented by a document entitled Master Deed of Priest Lake Forest Condominiums of record in Book 6123, page 175, Register's Office for said County, hereinafter collectively referred to as the "Master Deed", together with the Declaration of Covenants, Conditions and Restrictions, Phase II, of record in Book 6021, page 107 and Book 6145, page 434 and Book 6123, page 176, and Restrictive covenants of record in Book 6021, page 99, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 573 and revised in Book 5200, page 574, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

Subject property is not the usual place of residence of the Grantor or his spouse.

This is improved property known as: **3510 Seneca Forest Dr., Nashville, TN 37217**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of June, 2013.

Stephen E. Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen E. Ray, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June, 2013

Notary Public

ROSE ANN FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

My Commission Expires: Dec 6 2016

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