WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PAMELA S. HOUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5573 KLLINGWTH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Jimmie Killingworth and Brenda Killingworth	same	051-11-0A-002.00CO
303 Wellington Court		
Madison, TN 37115		

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,

BARBARA HARPER, MARRIED FKA BARBARA W. STONE*

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

**

~~JIMMIE KILLINGWORTH, AND WIFE, BRENDA KILLINGWORTH~~

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 improved property known as 303 Wellington Court, Madison, TN 37115

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 on the 25th day of June, 2013.

Barbara Harper fka Barbara W. Stone

**JIMMIE KILLINGSWORTH and wife,
BRENDA KILLINGSWORTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BARBARA HARPER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of June, 2013.

Notary Public _____

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20130056233 DEEDWARR
Recvd: 07/02/13 11:52 2 pgs
Fees:13.00 Taxes:613.83

20130702-0068263

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 303, WELLINGTON SQUARE, as shown on plat of record in Plat Book 6250, Page 675, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Oscar R. Stone, Jr. and wife, Barbara W. Stone by Warranty Deed from David I. Huggins and wife, Almagene J. Huggins, recorded on the 24th day of June, 1992 in Deed Book 8659, Page 398, in the Register's Office of Davidson County, Tennessee.

Oscar R. Stone Jr. having since died on 8/31/2003

Barbara W, Stone having since remarried and is now known as Barabara Harper

*THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR'S SPOUSE.

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 WELLINGTON SQUARE, as recorded in Plat Book 5190, Page(s) 430, Plat Book 5200, Page 91 and Plat Book 6250, Page 675, 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. 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 SQUARE of record in Book 5620, Page 543, Book 6680, Page 770, as amended by instrument(s) of record in Instrument No. 20130225-0018590; 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.