THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070026**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Lorena J. Yancey 4500 Post Rd D45 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-14-0-A 045.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Yancey Jr. and Constance L. Yancey, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorena J. Yancey, a single person** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit D45, THE HILLWOOD CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 503, 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 by Warranty Deed from Orlan Lorton and wife, Jean Lorton to William C. Yancey, Jr. and Constance L. Yancey, husband and wife as recorded on the 2nd day of January, 2013 in Instrument No. 20130102-0000120 and Warranty Deed from Evans E. Gazala and wife, Mary B. Gazala to Orlan Lorton and wife, Jean Lorton as recorded on the 14th day of May, 1996 in Deed Book 10049, Page 283, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HILLWOOD, as recorded in Plat Book 6250, Page(s) 503.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLWOOD CONDOMINIUMS of record in Book 5280, Page 464, as amended by instrument(s) of record in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155 and Instrument No. 20130326-0029697; 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.

This is improved property located at 4500 Post Rd D45 Nashville TN 37205.

BILL GARRETT, Davidson County
Trans: T20130067700 DEEDWARR
Recvd: 08/07/13 10:35 2 pgs
Fees: 13.00 Taxes: 777.00
20130807-0082709

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of August, 2013.

William C. Yancey Jr.

Constance L. Yancey

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William C. Yancey Jr. and Constance L. Yancey, 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 3 day of August, 2013.

Thelma L. Pulley
Notary Public

My Commission Expires: 12-13-2016

THELMA L. PULLEY
Notary Public, State of Texas
My Commission Expires
December 13, 2016