BILL GARRETT, Davidson County
Trans:T20130077371 DEEDWARR
Recvd: 09/06/13 11:00 3 pgs
Fees:18.00 Taxes:1093.35
20130906-0094262

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Matthew L. Whitley
4248 Hillsboro Pike
Nashville, Tennessee 37215

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:
Fed M Bank
50 Franklin St.
Clarksville, TN 37040

MAP	**131-02-0**
GROUP	**H**
PARCEL	**001.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Emily J. Windham, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Matthew L. Whitley and Anna Lora Whitley, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Emily J. Windham, unmarried by deed from Patsy S. Patten and Lauren Brittain-Patten, Co-Trustees of the Lauren Brittain 1999 Generation Skipping Trust, dated 12/13/08 and recorded 1/6/09 of record in Instrument No. 20090106-0001101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **4248 Hillsboro Pike, Nashville, Tennessee 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 GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their

heirs and 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 this the **29th** day of **August, 2013.**

Emily J. Windham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Emily J. Windham, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of August, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for ~~this~~ transfer is $295,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2013.

NOTARY PUBLIC

WANDA C. HIETT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 11-16-2015

Exhibit "A"

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4248, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and Amendment to By-Laws of record in Instrument No. 20070905-0106403, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569 and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Emily J. Windham, UNMARRIED by deed from Patsy S. Patten and Lauren Brittain Patten, Co-Trustees for The Lauren Brittain Patten 1999 Generation Skipping Trust, created under document dated June 2, 1999, being recorded simultaneously herewith in Instr. No. _____ 20090106-0001101, said Register's Office.