PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20130078784 DEEDWARR

Recvd: 09/11/13 12:41 2 pgs

Fees:13.00 Taxes:1702.00

20130911-0095919

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-166660

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52813
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joy W. Hunter 2138 Golf Club Lane Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS:
117070A18300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Thomas P. Lawrence and wife, Peggy W. Lawrence,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey **unto Joy W. Hunter, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit D, Parcel 180 of Gloucester Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 50 and further set forth in Schedule A to the Master Deed of record in Book 4685, Page 168, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas P. Lawrence and wife, Peggy W. Lawrence by Warranty Deed from R. Brian White and wife, Christina C. White, dated May 31, 2005, recorded June 3, 2005 in Instrument No. 20050603-0063094, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 50, and further set forth in Schedule A to the Master Deed of record in Book 4685, Page 168, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4685, page 168; By-laws of record in Book 4685, page 177; Restrictions of record in Book 4548 page 217, amended in Book 5915, page 274, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2138 Golf Club Lane, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2013.

Thomas P. Lawrence

Peggy W. Lawrence

State of TENNESSEE
County of DAVIDSON

On this 9th day of September, 2013 , before me the undersigned authority, personally appeared Thomas P. Lawrence Peggy W. Lawrence , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Sworn and subscribed before me this the 9th day of September, 2013

My Commission Expires: 10/30/16

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY