WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130080236 DEEDWARR
Recvd: 09/17/13 09:10 2 pgs
Fees:13.00 Taxes:451.40
20130917-0097592

R-VRES-13-5025-24L

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-27-2016
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terrie Lawrence	Same (NAME)	
5025 Hillsboro Pike #24L (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	131-01-0D-227.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CAROLEE M. WELLS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRIE LAWRENCE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APT. NO. 24-L, UNIT NO. 227, GEORGETOWN APARTMENTS, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5211, PAGE 325, AMENDED IN BOOK 5616, PAGE 133 AND BOOK 6079, PAGE 516, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN ON SAID MASTER DEED, AND THE PLAN OF RECORD IN BOOK 5200, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CAROLEE M. WELLS BY DEED FROM EMILY C. BRADLEY, A MARRIED WOMAN, WHO IS NOW BEING KNOWN AS EMILY BRADLEY WEST OF RECORD AT INSTRUMENT NO. 20040528-0063068, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 26, 2004 AND RECORDED ON MAY 28, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 4; BOOK 5211, PAGE 325, AMENDED IN BOOK 5616, PAGE 133 AND BOOK 6079, PAGE 516; BOOK 4308, PAGE 575; BOOK 7873, PAGE 859; BOOK 4308, PAGE 650, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike #24L, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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/our hand(s) this 12th day of September, 2013.

Carolee M. Wells

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 12th day of September, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903