WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/13 14:28 2 pgs
Fees:13.00 Taxes:177.60
20130917-0098007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $48,000.00.

Affiant

Subscribed and sworn to before me this 16 day of September, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Al Vance	SAME	102-07-0-A-068.00CO
6680 Charlotte Pike Unit B-8		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winsome Patricia Wright**, an unmarried person, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Al Vance and Stacey Vance, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B-8 of The Avenue Nashville West, Inc (fka West Meade Condominium), created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended in Instrument Number 20120724-0065040, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Winsome Patricia Wright, an unmarried person, by deed from Jimmy L Gray, an unmarried person, on March 9, 2005, of record in Instrument Number 20050315-0028402, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 430, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 8293, page 704; Book 6227, page 653; Book 7333, page 418; and Instrument Number 20120724-0065040, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5923, page 740, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6561, page 90; and Book 8808, page 872, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5923, page 756, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6680 Charlotte Pike Unit B-8, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 16, 2013.

Winsome P Wright
Winsome P. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Winsome Patricia Wright** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 16, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY