BILL GARRETT, Davidson County
Trans:T20130081884 DEEDWARR
Recvd: 09/20/13 15:14 3 pgs
Fees:18.00 Taxes:555.00
20130920-0099470

This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me on
this the 17th day of September, 2013.

Notary Public

My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Philip M. Kirkpatrick **424 Church Street, Suite 2700** **Nashville, Tennessee 37219**	**Same as Owner**	**Map 129-14-A** **Parcel: 28.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Kathy Smith Anderson and husband, David E. Mallow,** Grantors, have bargained and sold and do hereby transfer and convey unto the **Philip M. Kirkpatrick**, Grantee, his heirs, representatives and assigns, forever in fee simple, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **6666 Brookmont Terrace, Apartment Unit No. 303, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs, representatives and assigns, forever.

AND Grantors covenant with the Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, that the same is unencumbered, and that Grantors covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2013 real estate taxes, which are being prorated at closing

and which are assumed by the Grantee, (2) all matters appearing on that document of record in Plat Book 5200, Pages 142 and 143, in the Register's Office for Davidson County, Tennessee, and (3) subject to that Master Deed and Bylaws of Wessex Towers Condominium of record in Book 5414, Page 634, as amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument Number 20011127-0129399, and Instrument Number 20080624-0065088, said Register's Office.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 19th day of September, 2013.

GRANTORS:

Kathy Smith Anderson

David E. Malloy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared KATHY SMITH ANDERSON and DAVID E. MALLOY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of September, 2013.

Notary Public

My Commission expires: March 17, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 17, 2017

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Apartment Unit No. 303 on the Plan of Wessex Towers Condominium Apartments of record in Plat Book 5200, Pages 142 and 143, Register s Office for Davidson County, Tennessee and as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws of Wessex Towers Condominium of record in Book 5414, Page 634, as amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument Number 20011127-0129399 and Instrument Number. 20080624-0065088, 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-I of said Master Deed, as amended.

Being the same property conveyed to Kathy Smith Anderson and husband, David E. Malloy, by deed from Anthony Ray Hinson and wife, Kimberly Dale Hinson, of record in Instrument Number 20100816-0064313, Register's Office for Davidson County, Tennessee.