File Box 8

WARRANTY DEED

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,000.00.

Affiant

Subscribed and sworn to me on December 18, 2013.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans: T20130105892 DEEDWARR
Recvd: 12/19/13 15:03 2 pgs
Fees: 13.00 Taxes: 902.80

20131219-0128461

THIS INSTRUMENT WAS PREPARED BY:
Patrick H. Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27083SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joanne S. Tennyson 204 Westchase Drive Nashville, TN 37205	Farmington Financial 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	116-3-F-002

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert W. Latimer married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Joanne S. Tennyson, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 204 on the Site Plan of Westchase Condominium Apartments, Phase 1, of record in Plat Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenent interest in the common elements of Westchase Condominiums, a horizontal property regime established by Master Deed of record in Book 6097, Page 266, as amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, said Register's Office.

Being the same property conveyed to Robert W. Latimer, by Warranty Deed from Westchase, a Joint Venture, dated July 20, 1983, filed for record on August 11, 1983, in Book 6114, Page 337, Register's Office for Davidson County, Tennessee.

**Said property having never been the primary principal residence of Robert W. Latimer and spouse

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and paid by the Grantor; 2014 and subsequent years are assumed by the Grantee.
2. All matters appearing on the Plan of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westchase Condominium, of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.
5. Sanitary Sewer Easement of record in Book 3371, page 270, said Register's Office.
6. Rights of others in and to the common areas/elements.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 204 Westchase Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on December 18, 2013.

Robert W. Latimer by NM AIF

Robert W. Latimer
By: Nathan Matwijec, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Matwijec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Robert W. Latimer, as his Attorney in Fact, as the free act and deed of the within named Nathan Matwijec.

Witness my hand and official seal on December 18, 2013.

Notary Public

My Commission Expires: 7/3/2017

PATRICK H. POOLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN