BILL GARRETT, Davidson County
Trans:T20130106888 DEEDWARR
Recvd: 12/26/13 10:40 2 pgs
Fees:13.00 Taxes:534.40

20131226-0129793

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is $144,433.00. Affiant Subscribed and sworn to before me, this 17 day of December, 2013. Notary Public My Commission Expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Gordon H. Lemmon 4425 Westlawn Drive, Apt. C201 Nashville, TN 37209	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Map-Parcel Number: 103 08 0A 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Bright, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gordon H. Lemmon, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit C201 on the Plan of Westlawn Green Condominiums, 4425 Westlawn Drive, as of record in Plat Book 5200, Page 20-24, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca Bright, an unmarried woman, by deed from B & D Investment Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20050307-0024808, dated February 25, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Kenneth W. Knight joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Rebecca Bright.

This conveyance is made subject to:

1. 2013 taxes which have been prorated and paid. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, pages 20 thru 24, said Register's Office.

3. Easement of record in Book 5238, page 134, said Register's Office.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Bldg C Westlawn Green Condominiums, of record in Book 5238, page 863, as amended in Book 5266, page 22, Register's Office for said County.

5. By Laws of record in Book 5238, page 872, as amended in Book 6748, page 423, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4425 Westlawn Drive, Apt. C201, Nashville, TN 37209.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of December, 2013.

Rebecca Bright

Rebecca Bright

Kenneth W. Knight

Kenneth W. Knight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Bright and Kenneth W. Knight, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 2013.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Catherine H. Gwyn

Notary Public

My Commission Expires: 06/21/2016