RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01285-18598

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 02/04/14 14:25 4 pgs
Fees:23.00 Taxes:1498.50
20140204-0009962

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Andrew J. Wendell **107 Sheffield Court** **Nashville, Tennessee 37215**	**Same**	**Map-Parcel:** **131090B00400CO**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Margaret L. Watts, unmarried, (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, do hereby transfer and convey unto Andrew J. Wendell (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the Plan of Sheffield Condominiums, Phase II, of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret L. Watts, unmarried, by Warranty Deed from Betty T. Anderson and husband, James O. Naifeh dated January 15, 2001, and recorded January 16, 2001 at 09:57 as Instrument No. 20010116-0004425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2014 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.
2. Perpetual easement for Highway Purposes of record in Book 4384, page 438, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants recorded in Book 5996, page 807 and as amended in Book 6010, page 663, Register's Office for Davidson County, Tennessee.
5. Master Deed and By-Laws establishing a Horizontal Property Regime of Sheffield

Condominiums, Phase II, of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6229, page 481, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as 107 Sheffield Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantee, their heirs and representatives, in fee simple, forever.

Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good and lawful right to sell and convey it, and that the properties are free from any lien or encumbrance whatsoever, unless otherwise herein set out.

Grantor further covenants with Grantee and binds herself, her heirs and representatives, to warrant and forever defend the title thereto of said tracts or parcels of land to Grantee, his heirs and representatives, against the lawful claims and demands of all persons whomsoever.

Executed effective the 30th day of January, 2014.

GRANTOR:

Margaret L. Watts
by Marshall L. Hix, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Marshall L. Hix, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Margaret L. Watts, the Grantor herein, and is authorized by Margaret L. Watts to execute this instrument on her behalf.

Witness my hand and official seal, this the 30th day of January, 2014.

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 1 2017

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of January, 2014.

KRISTI MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC

My Commission Expires:
9/18/17

CERTIFICATE OF AUTHENTICITY

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

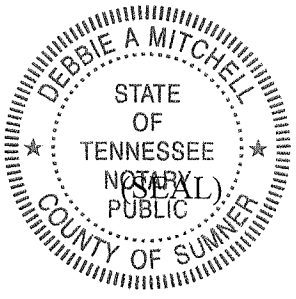
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017