BILL GARRETT, Davidson County
Trans:T20140021566 DEEDWARR
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Fees:13.00 Taxes:103.60
20140401-0026616

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$28,000.00
Lesa D Benson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31 DAY OF March, 2014
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-3-14
(AFFIX SEAL)

CHRISTI JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Wharton Phil Wharton 9822 Jewel Lane Hudson, FL. 34667	New Owner	Map 052160A00700CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Susan T. Frensley n/k/a Susan Frensley Newton, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Carol Wharton and husband, Phil Wharton

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Apartment Unit No. A-7, of Neely's Bend Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, 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 Neely's Bend Condominiums of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Susan T. Frensley, unmarried by Deed from Mary L. McCall and husband, Herbert T. McCall dated 11/23/1987 of record in Book 7410, Page 983, Register's Office for Davidson County, Tennessee. Susan T. Frensley is now married and known as Susan Frensley Newton.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTORS SPOUSE HEREIN.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee.
4) Property is subject Master Deed contained in Book 5483, Page 86 and Amendment to By Laws recorded in Instrument No. 20020705-0080848 and 20040527-0062519 and Building Regulations recorded in Book 8277, Page 314, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.
5) Property is subject to Utility Line easement to Metropolitan Government recorded in Instrument No. 20040624-0075203, said Register's office.
6) Property is subject to Neely's Bend Condominium Association Charter recorded in Book 5476, Page 765, said Register's Office.

This is improved property known as: **1301 Neely's Bend Road, #A-7, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand(s) this 31st day of March, 2014.

Susan Frensley Newton
Susan Frensley Newton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Susan Frensley Newton with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of March, 2014.

NOTARY PUBLIC

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6-3-14

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076