Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029444 DEEDWARR
Recvd: 04/30/14 11:53 2 pgs
Fees:13.00 Taxes:482.11
20140430-0036251

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,300.00**.

Vera M Locke
Affiant

Subscribed and sworn to before me, this the 25th day of April, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vera M. Locke	New Owner	Map 142-07-0-C, Parcel 074.00CO
201 Myhr Green		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia L. Dickerson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vera M. Locke and Kenneth Jernigan, as joint tenants with right of survivorship

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 74 of the Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, amended in Book 7482, Page 312, corrected in Book 7467, page 279, and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, collectively "the Master Deed" together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7184, page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Patricia L. Dickerson by Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Book 9144, Page 477, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Patricia L. Dickerson, pursuant to a Power of Attorney executed by same on the 28th day of February, 2005, of record in Instrument No. 20130403-0032911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2)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 Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green Condominiums, of record in Book 7184, page 44, amended in Book 7482, Page 312, corrected in Book 7467, page 279, and further amended in Instrument No. 20111101-0084880, Register's Office of Davidson County, Tennessee.
(3) By-Laws of Ashley Green Homeowners' Association, Inc. of record in Book 7184, Page 71, Register's Office of Davidson County, Tennessee.
(4) All matters shown on the Revised Boundary Plat of record in Book 6900, Page 978, Register's Office of Davidson County, Tennessee.

(5) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, Register's Office of Davidson County, Tennessee.
(6) Perpetual easement for highway purposes and drainage easements, of record in Book 5407, Page 643, Register's Office of Davidson County, Tennessee.
(7) Sewer Easement of record in Book 6483, page 907, Register's Office of Davidson County, Tennessee.
(8) Storm Water Detention Agreement of record in Book 6880, Page 121, Register's Office of Davidson County, Tennessee.
(9) Agreement for Dedication of Public Utilities Easement, of record in Instrument No. 20060724-0088823, Register's Office of Davidson County, Tennessee. (10) Taxes for 2014 which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **201 Myhr Green, Nashville, TN 37221**

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 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/our hand(s) this **25th** day of **April, 2014.**

Patricia L. Dickerson by
Deborah Dickerson Hollis, Attorney in Fact

Patricia L. Dickerson
By: Deborah Dickerson Hollis, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Deborah Dickerson Hollis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Patricia L. Dickerson,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Patricia L. Dickerson** for the purpose therein contained, by signing the name of **Patricia L. Dickerson** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2014**.

My Commission expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public