Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140033033 DEEDWARR
Recvd: 05/13/14 10:30 2 pgs
Fees:13.00 Taxes:703.00
20140513-0040801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May 2014.

Notary Public
My commission expires: 8/23/2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick D. McCaffrey and Tracie H. McCaffrey 1109 Sheraton Dr. Cookeville, TN 38501	New Owner	117110J31500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kelly Delaney, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 315, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Kelly Delaney by deed from Natalya I. Noskova of record in Instrument No. 20100409-0027027, Register's Office for Davidson County, Tennessee.

This instrument executed by Nancy Tice on behalf of Kelly Delaney by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20140513-0040800, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and 20050512-0053861. Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hillmont Condominiums and recorded in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Register's Office for said county.

This property is improved property known as 2025 Woodmont Blvd. Apt. 315, Nashville, Tennessee 37215

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 9th day of May, 2014.

Kelly Delaney by Nancy Tice, attorney in fact

Kelly Delaney, by Nancy Tice
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of May, 2014 before me personally appeared Nancy Tice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly Delaney acknowledged that such person executed the same as the free act and deed of Kelly Delaney.

Sheri Engel
Notary Public

My Commission expires January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08172