BILL GARRETT, Davidson County
Trans:T20140038321 DEEDWARR
Recvd: 06/02/14 13:45 2 pgs
Fees:13.00 Taxes:457.14
20140602-0047319

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-9048D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen Annette Crowder (NAME)	New Owner (NAME)	129-14-A-75CO
6666 Brookmont Terrace #704 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Laura F. Dukes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Annette Crowder**, 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:

Land in Davidson County, Tennessee, being Apartment Unit No. 704 on the plan of WESSEX TOWERS CONDOMINIUM created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, as established by Master Deed which was executed by Central Tennessee Invesment Company, Inc. of record in Book 5414, page 634, 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 Wessex Towers Condominium Apartments as shown of record in Plat Book 5200, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of such Unit.

BEING the same property conveyed to William J. Dukes and wife, Laura F. Dukes from Norbert Putnam and wife, Ingrid Ross Putnam, by Deed dated June 29, 1984, in Book 6336, Page 88, in the Register's Office for Davidson County, Tennessee. William J. Dukes having since died leaving the subject property vested in Laura F. Dukes as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 142-143, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws of record in Book 5414, page 634, Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, Book 9935, page 486, Book 10705, page 777, Instrument No.

20011127-0129399 and Instrument No. 20080624-0065008 and Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.

4. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Laura F. Dukes is signed by his/her duly appointed Attorney-in-fact, William Bradley Dukes pursuant to the Power of Attorney recorded in Instrument number 20140602-0047318, said Register's Office.

This is improved property, known as 6666 Brookmont Terrace #704, Nashville, TN 37205.

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. Whenever 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 29th day of May, 2014.

By: Laura F. Dukes by William Bradley Dukes, POA
LAURA F. DUKES by William Bradley Dukes, POA
Attorney In Fact

May 29, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William Bradley Dukes, Attorney In Fact for Laura F. Dukes, with whom I am personally acquainted, 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 of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of May, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066