THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050824**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8/17/2015

BILL GARRETT, Davidson County
Trans:T20140048127 DEEDWARR
Recvd: 07/07/14 12:28 2 pgs
Fees:13.00 Taxes:661.93
20140707-0059415

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald L. Wilson	Ronald L. Wilson	Tax Parcel ID No.
420 Bowling Avenue	5355 Lovelaceville Rd	104-13-0-D-012.00 CO
Nashville TN 37205	Paducah, KY 42001	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen A. Otwell, nka Karen McAilley Shell, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald L. Wilson and Cinda L. Wilson, their heirs and assigns as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-3, BELLWOOD TERRACE CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Pages 568-569, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karen A. Otwell, a married woman by Warranty Deed from Darwin Price and wife, Mei-Ling Price, recorded on the 14th day of February, 2006 in Instrument No. 20060214-0017970, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLWOOD TERRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 568-569.

Charter of Homeowners Association recorded in Book 6098, Page 370.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLWOOD TERRACE CONDOMINIUMS of record in Book 6100, Page 177, as amended by instrument(s) of record in Instrument No. 19991213-0302358; also subject to easements, rights and interests 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.

Easement for Drainage, recorded in Book 775, Page 71.

This is improved property located at 420 Bowling Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of June, 2014.

Karen A. Otwell, nka Karen McAilley Shell

By Brenton Blackwelder, Attorney in Fact

Karen A. Otwell, nka Karen McAilley Shell
By Brenton Blackwelder, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenton Blackwelder, 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 for Karen A. Otwell, nka Karen McAilley Shell of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27 day of June, 2014.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014