B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053701 DEEDWARR
Recvd: 07/24/14 15:11 2 pgs
Fees:13.00 Taxes:815.85
20140724-0066001

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,500.00.

Affiant

Subscribed and sworn to me on July 24, 2014.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27683SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donald R. Williamson Julie A. Williamson 117 Matthew Lane Nashville, TN 37215	SAME AS NEW OWNER	117-7-D-029 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Angie R. Davis, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Donald R. Williamson and wife, Julie A. Williamson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 29, AMENDED CONDOMINIUM SITE PLAT, PARK GREEN, as shown on plat of record in Plat Book 6250, Page 253, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing Park Green Condominium recorded in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Angela R. Davis, unmarried by Deed from Aimee Homan Davis, married, dated 12/29/09 and of record in Instrument No. 20100105-0000651, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on the Plan of record as Plat Book 6250, page 253, said Register's Office.

4. 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 Sections 66-27-10 I et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-laws establishing a Horizontal Property Regime of Park Green Condominiums, of record in Book 6247, page 872, amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for said County.
5. Storm Water Detention Agreement of record as Book 6269, page 167, said Register's Office.
6. Sewer Easements of record in Book 7275, page 808 and page 811, said Register's Office.
7. Charter of the Park Green Homeowners Association, Inc. of record in Book 6247, page 869, said Register's Office.

This property is also known as improved property located at 117 Matthew Lane, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, 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 our hands on July 24, 2014.

Angie R. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 24, 2014, before me personally appeared Angie R. Davis and to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 24, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017