STATE OF Tennessee
COUNTY OF Sumner

Davidson County	DEEDWARR
Recvd: 08/11/14 16:14	2 pgs
Fees:13.00 Taxes:88.80	
20140811-0072459	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 7/6/15
File No. G14-9602S

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John M. Williams, unmarried		51-15-A-36CO
(NAME)	(NAME)	
1035 North Dupont ~~420 Walton Lane #I-36~~	SAME	
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 ~~Hendersonville, TN 37075~~		
(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, **Robert A. Laster, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Williams, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 36 on the plan of QUAIL CREEK CONDOMINIUMS, as shown by plat of record in Plat Book 6328, Page 89-90, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., said Register's Office.

BEING the same property conveyed to Robert A. Laster and wife, Dorothy Laster from Quail Creek, Inc., a Tennessee Corporation, by Deed dated June 6, 1985, in Book 6577, Page 701, in the Register's Office for Davidson County, Tennessee.

The said Dorothy Laster having since died September 26, 2013 leaving the subject property vested in Robert A. Laster 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. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. 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 6328, page 44, and Book 6328, page 89-90 Register's Office for Davidson County, Tennessee.
3. Master Deed/Plat as recorded in Book 6328, page 44, and Book 6328, page 89-90 Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6340, page 410 and Instrument No. 20090226-0016995, Register's Office for Davidson County, Tennessee.

5. Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 20130709-007572, Register's Office for Davidson County, Tennessee.

6. Easement to Qwest Communications International, Inc. as recorded in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as 420 Walton Lane #I-36, ~~Hendersonville, TN 37075~~ Madison TN 37115.

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 8th day of August, 2014.

Robert A. Laster

August 08, 2014
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert A. Laster, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of August, 2014.

My Commission Expires: 9/22/14

SMITH SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE