BILL GARRETT, Davidson County
Trans:T20140078226 DEEDWARR
Recvd: 10/16/14 16:20 3 pgs
Fees:18.00 Taxes:1017.50
20141016-0095785

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Kathleen F. Carroll Affiant Subscribed and sworn to before me, this 15th day of October, 2014. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:
Kathleen F. Carroll
4225 Harding Pike, #203
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
103 16 0C 200.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE K. ALEXANDER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **KATHLEEN F. CARROLL**, unmarried, hereinafter called the Grantee, her heirs

and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 203 of the Wellington Arms Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et. seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Wellington Arms Condominiums of record in Book 5721, page 241, and as corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended theretom of record in Book 5721, page 288, said Register's Office for Davidson County, Tennessee, together with a .294 percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Wellington Arms Condominiums, of record in Book 5200, page 316, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Katherine K. Alexander and husband, Clyde W. Alexander, by deed dated December 16, 2002, from Maury O. Ward, an unmarried person, recorded on December 18, 2002, of record as Instrument No. 20021218-0156151, Register's Office for Davidson County, Tennessee. The said Clyde W. Alexander died on September 9, 2010, his interest in said property vested in Katherine K. Alexander.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, page 316, Register's Office for said County.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of Wellington Arms Condominiums, of record in Book 5721, page 241, Register's Office for said County, as corrected by Instrument of Correction of record in Book 5740, page 897, and as further amended by Amendment to Master Deed for Wellington Arms Condominium of record as Instrument No. 20001205-0119242, Register's Office for said County.

3. Agreement for dedication of Easement for Sanitary Sewers of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.

4. Charter of Wellington Arms Homeowners Association, Inc. of record in Book 5833, page 313, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **4225 Harding Pike, #203, 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 Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is 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; and further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of October, 2014.

Katherine K. Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE K. ALEXANDER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 2014

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015