THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102053**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 3rd day of November, 2014. Notary Public My Commission Expires: 8/18/18

BILL GARRETT, Davidson County
Trans:T20140083834 DEEDWARR
Recvd: 11/06/14 09:41 2 pgs
Fees:13.00 Taxes:1221.00
20141106-0102504

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Wilford 1712 A Glen Echo Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117150B00400CO

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, **Matthew A. Lauderdale and Michaelanne Lauderdale, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William T. Wilford, an unmarried man** ("Grantee"), his 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 No. 3-B, together with the appurtenant interest in the common elements of Glen Echo Townhomes, a horizontal property regime with private elements established by Declaration, of record in Book 9588, Page 135, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat of record in Book 7900, Page 885, said Register's Office and being located on Lot No. 3 thereon. Together with and subject to the Declaration of Ingress, Egress, Access Easements and Covenant for Maintenance of record in Book 9588, Page 163, said Register's Office.

Being the same property conveyed to Matthew A. Lauderdale by Warranty Deed from Claire E. Brick Corby and Husband, Jonathan W. Corby, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137425, in the Register's Office of Davidson County, Tennessee.

Michaelanne Lauderdale joins in this instrument to convey any and all interest in said property, marital or otherwise.

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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO TOWNHOMES, as recorded in Plat Book 7900, Page(s) 885.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 9588, Page 135.
Terms and provisions of by-Laws of Glen Echo Townhomes Homeowners' Association, Inc. recorded in Book 9588, Page 135 (Exhibit "B").

Charter of Glen Echo Townhomes Homeowners Association recorded in Book 9588, Page 131.

Easement for Ingress, Egress, Access, recorded in Book 9588, Page 163.

This is improved property located at 1712 A Glen Echo Road Nashville TN 37215

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 3rd day of November, 2014.

Matthew A. Lauderdale by Will Chapman, his Attorney-in-Fact

Michaelanne Lauderdale by Will Chapman, her 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, Will Chapman, 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 Matthew A. Lauderdale and Michaelanne Lauderdale, 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 3rd day of November, 2014.

J Anderson
Notary Public

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018