205
14821

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092904 DEEDWARR
Recvd: 12/11/14 15:46 2 pgs
Fees:13.00 Taxes:758.50
20141211-0113678

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Wesley Natatine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-24-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. Wesley Hall III	New Owners	129-14-A Parcel 51 & 52
(NAME)	(NAME)	
6666 Brookmont Terrace, Apt 504		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the Grantors, **Eleanor D. Whitworth, David C. Whitworth, and Eleanor D. Whitworth, Trustee of the Trust for Charles B. Whitworth, II, referenced in the derivation below, and each owning a one third (1/3) undivided interest** in the property do herby convey unto **M. Wesley Hall III, and wife Carolyn Hall,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 504, of Wessex Towers Condominium Apartments, of record in Plat Book 5200, Page 142, a Horizontal Property Regime, filed as Exhibit "A" and "A-1"" to and established by the Master Deed of record in Book 5414, Page 634, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the property (a one (1%) percent undivided interest) conveyed to Eleanor D. Whitworth by Quitclaim Deed from Charles B. Whitworth, Jr., of record in Instrument No. 20090922-0088334, Register's Office for Davidson County, Tennessee; and

Being part of the property (a one-third (1/3) undivided interest) conveyed to each Eleanor D. Whitworth, David C. Whitworth, and Eleanor D. Whitworth, Trustee of the Trust for Charles B. Whitworth, III under the last Will of Charles B. Whitworth, II, said Will having been probated in the Seventh Circuit Court for Davidson County Tennessee, Probate Division under docket 89P-1591, said conveyance having being by Executor's Deed signed by Eleanor D. Whitworth, Executrix of the Estate of Charles B. Whitworth, II, said Executor's Deed being of record in Instrument No. 20130821-0088410, said Register's Office; and

Being part of the property, one-third (1/3) interest of a one (1%) percent conveyed to David C. Whitworth and a one-third (1/3) interest of a one (1%) percent interest conveyed to Eleanor D. Whitworth, Trustee of the Trust created for Charles B. Whitworth, II under the Last Will of Charles B. Whitworth II, herein above referenced, said interests having been conveyed by Quitclaim Deed of record in Instrument No. 20131021-0109693, said Register's Office, the said Eleanor D. Whitworth individually having retained the one-third (1/3) of one (1%) percent interest undivided interest she had acquired in Instrument No. 2009092-008334 in said Register's Office.

As a result of the aforesaid conveyances, each of the Grantors named in the vesting clause owns a one-third (1/3) undivided interest in the property being conveyed.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6666 Brookmont Terrace, Apt 504, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 9 day of December, 2014.

Eleanor D. Whitworth

TRUST FOR CHARLES B. WHITWORTH, III

Eleanor D. Whitworth, Trustee

Eleanor D. Whitworth
Trustee

David C. Whitworth

David C. Whitworth

State of Tennessee

County of Davidson

Personally appeared before me, the Undersigned, A Notary Public in and for said County and State, the within named Eleanor D. Whitworth and David C. Whitworth, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my ~~hand and~~ seal this 9th day of December, 2014.

Notary Public
My Commission Expires: 7-6-2015

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor D. Whitworth, Trustee of the Trust for Charles B. Whitworth, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Trustee for the aforesaid Trust for the purposes therein contained.

Witness ~~my~~ hand and seal this 9th DAY OF December, 2014.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/6/2015

My Commission Expires JULY 6, 2015