BILL GARRETT, Davidson County
Trans:T20140093154 DEEDWARR
Recvd: 12/12/14 13:37 3 pgs
Fees:17.00 Taxes:0.00
20141212-0113997

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Cecelia Rose Newcomb Van Dyke, as Trustee, Affiant

Subscribed and sworn to before me,
this 4th day of December, 2014.

Notary Public
My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Cecelia Rose Newcomb Van Dyke, Trustee of the Cecelia Rose Newcomb Van Dyke Revocable Trust u/a dated December 20, 2010 34 Erwin Court Nashville, TN 37205	Same	117 030 A 03500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Cecelia Van Dyke, a single woman** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Cecelia Rose Newcomb Van Dyke, as Trustee of the Cecelia Rose Newcomb Van Dyke Revocable Trust under agreement dated December 20, 2010**, its successors and assigns (the "Grantee"), all of my right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80 (erroneously referenced as page 809 in the current vesting deed), as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhome Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Cecelia Van Dyke, a single woman, by Warranty Deed dated February 20, 2014, from Jeanette Keyees, married, of record as Instrument Number 20140226-0016262, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3000 Hillsboro Pike, Unit No. 35, Nashville, Tennessee 37215.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 030 A 03500 CO.

2. Charter of Incorporation of Versailles Townhomes Homeowners Association of record in Book 5179, page 858, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

5. All matters appearing on the Plan of record as Book 5050, page 80, as corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.

8. Easement of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.

CECELIA VAN DYKE and **CECELIA ROSE NEWCOMB VAN DYKE** are one and the same person.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 4th day of December, 2014.

Cecelia Van Dyke

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cecelia Van Dyke**, 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 for the purposes therein contained.

WITNESS my hand and official seal on this 4th day of December, 2014.

Notary Public
My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017