THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112453** Davidson County DEEDWARR Recvd: 12/16/14 10:23 3 pgs Fees:18.00 Taxes:795.50 **20141216-0114825**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00 Affiant Subscribed and sworn to before me, this 15th day of December, 2014. Notary Public My Commission Expires: 11/15/2015 AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Kelsey Lynn Alexander 3000 Hillsboro Pike #47 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-A 47.00 CO

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, **Michelle M. Walther, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsey Lynn Alexander, unmarried woman**, ("Grantee"), her, 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 47, VERSAILLES APARTMENT CONDOMINIUMS, as shown on plat of record in Plat Book 5050, Page 80, corrected by Surveyor's Certificate of Correction recorded in Book 5171, Page 153, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit, together with the appurtenant interest in the common elements of Versailles Townhomes 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; re-recorded in Book 5667, page 375; Book 7770, page 955; and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle M. Walther by Warranty Deed from David W. Corless and wife, Cecilia M. Corless, recorded on the 20th day of May, 2009 in Instrument No. 20090520-0046396, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to:

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS CONDOMINIUMS, as recorded in Plat Book 5050, Page(s) 80, corrected by Surveyor's Certificate of Correction recorded in Book 5171, Page 153.

Charter recorded in Book 5179, Page 858.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES APARTMENTS CONDOMINIUMS of record in Book 5168, Page 944, as amended by instrument(s) of record in Book 5168, Page 961, Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 4240, Page 209, Book 5221, Page 681, Book 3531, Page 592 and Book 4158, Page 34.

This is improved property located at **3000 Hillsboro Pike #47 Nashville TN 37215**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her, heirs and assigns, forever.

And Grantor covenants that she 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 restrictions and easements of record. Grantor further covenants and binds herself, her, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her, 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 15th day of December, 2014.

Paul D. Gates, husband of Michelle M. Walther, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status, or otherwise.

Michelle M. Walther

Paul D. Gates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle M. Walther and Paul D. Gates, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

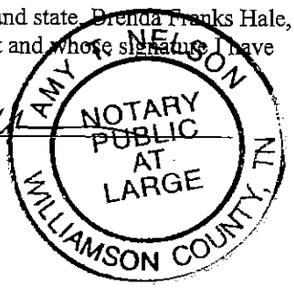
I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson



My Commission Expires: 11/15/2015