Box 14

26821-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004889 DEEDWARR
Recvd: 01/21/15 08:58 2 pgs
Fees:13.00 Taxes:573.50
20150121-0005726

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2015.

Notary Public

My commission expires: 9-19-16

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: Alice Kelly	Send Tax Bills To: NEW OWNER	Map-Parcel Numbers 103-16-O-C, Parcel 407.00CO
P.O. Box 90322		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Elizabeth Nelson and John Burch, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alice Kelly, unmarried

HEREINAFTER CALLED THE GRANTEES, HER 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 407 on the Plan of Wellington Arms, a Condominium Development, of record in Book 5200, page 316, Register's Office for Said County, to which plan reference is made for a more complete description, together wit the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by a Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mary Elizabeth Nelson and John Burch, as tenants in common, by Deed from William C. Yancey, Jr., married, dated March 21, 2013, of record in Instrument No. 20130403-0032755, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 5200, Page 316, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wellington Arms, a Condominium Development.

3) Master Deed of Wellington Arms, a Condominium Development, of record in Book 5721, Page 241, and as corrected in Book 5740, Page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

3) By-Laws of Wellington Arms Homeowners' Association, Inc., of record in Book 5721, Page 288, said Register's Office.

4) Charter of Wellington Arms Homeowners Association, Inc.., of record in Book 5833, Page 312, said Register's Office.

5) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, page 86, Register's Office for Davidson County, Tennessee.

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **4225 Harding Pike #407, 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 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 my/our hand(s) this **9th** day of **January, 2015.**

Mary Elizabeth Nelson

Mary Elizabeth Nelson

John Burch

John Burch

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Mary Elizabeth Nelson and John Burch,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **January, 2015.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____