BILL GARRETT, Davidson County
Trans:T20150007035 DEEDWARR
Recvd: 01/28/15 16:26 3 pgs
Fees:18.00 Taxes:814.00
20150128-0008306

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Elizabeth Sage Mundy, Trustee Affiant Subscribed and sworn to before me, this 28th day of January, 2015. Notary Public My Commission Expires: 10/18/15

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Elizabeth Sage Mundy, Trustee 125 Harpeth Trace Drive Nashville, TN 37221	Send Tax Bills To: Same	Map-Parcel Number: 143 03 D 125.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILMER C. FIELDS AND LAWANNA M. FIELDS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH SAGE MUNDY, TRUSTEE OF THE ELIZABETH SAGE MUNDY TRUST U/A DTD 04/08/1999**, her successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 125 of the Revised Plan of Harpeth Trace Highrise Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto,

said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, page 47, said Register's Office, for a more complete identification and description of such unit.

Being the same property as conveyed to Wilmer C. Fields and Lawanna M. Fields, husband and wife, by Warranty Deed from Bettylyn McKinney-Minton, a married woman, of record in Instrument No. 20040127-0010389, in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2015, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Revised Plan of Harpeth Trace Highrise of record in Book 5050, page 47, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Master Deed Establishing a Horizontal Property Regime for Harpeth Trace Condominiums of record in Book 5116, page 751, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the Declaration of Covenants and Restrictions for Harpeth Trace Homeowner's Association of record in Book 5120, page 918, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the permanent easement for ingress and egress as granted to David L. Pollack of record in Book 4734, page 901, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of the easements as reserved in the Installment Deed to Davidson Road Corporation of record in Book 3930, page 192, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Water Mains and Appurtenances of record in Book 5099, page 783, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 192, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 5142, pages 690 and 694, in the Register's Office for Davidson County, Tennessee

10. Charter of Harpeth Trace Condominiums of record in Book 8052, page 512, in the Register's Office for Davidson County, Tennessee.

11. Charter of Harpeth Trace Services Association of record in Book 5120, page 199, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **125 Harpeth Trace Drive, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and

forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of January, 2015.

Wilmer C. Fields by Christy Batts, attorney in fact
Wilmer C. Fields by Christy Batts,
Attorney-In-Fact By Limited Power of Attorney recorded as Instrument No. 20150128-0008304, Registers Office for Davidson County, Tennessee.

Lawanna M. Fields by Christy Batts, attorney in fact
Lawanna M. Fields by Christy Batts,
Attorney-In-Fact By Limited Power of Attorney recorded as Instrument No. 20150128-0008305, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTY BATTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **WILMER C. FIELDS** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 28th day of January, 2015

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: Nov. 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTY BATTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **LAWANNA M. FIELDS** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 28th day of January, 2015

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: Nov. 6, 2017