WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $345,000.00 Julia H. Anderson Affiant Subscribed and sworn to before me, this the 27th day of February, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN COOK NOTARY PUBLIC STATE OF TENNESSEE 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:	Send Tax Bills To:	Map-Parcel Numbers
Julia H. Anderson	New Owner	**Map 131-02-0-F Parcel 005-00co**
4205 B Kirtland Road		
Nashville, TN 37215		

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,

Walter Reed Capps, unmarried

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

Julia H. Anderson, unmarried woman

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. 4205-B, together with the carport designated No. 4205-B (Carport), in Hillsboro Hall, Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, Page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, Page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, Page 786, said Register's Office.

Being the same property conveyed to Walter Reed Capps, unmarried, by Deed dated November 18, 1999 from Harry and Smith Contractors, Inc., of record in Instrument No. 19991214-0302748, 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 11573, Page 376, as shown on Exhibit "B" to the Master Deed, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on Plat Book 547, Pages 85 and 86, and Plat Book 9700, Page 786, Register's Office for Davidson County, Tennessee. (3) Storm Water Detention Agreement of record in Book 11224, Page 625, said Register's Office. (4) Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 599, said Register's Office. (5) Master Deed of Hillsboro Hall, Phase II, Condominiums, of record in Book 11573, Page 376, said Registers' Office. (6) By-Laws of Hillsboro Hall, Phase II Homeowners' Association, Inc. of record in Book 11573, Page 387, Register's Office for Davidson County, Tennessee. (7) Hillsboro Hall, Phase One (I) and Phase Two (II) Cross Easements of record in Book 11622, Page 610, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4205 B Kirtland Road, Nashville, TN 37215**

BILL GARRETT, Davidson County
Trans:T20150014814 DEEDWARR
Recvd: 03/02/15 09:22 2 pgs
Fees:13.00 Taxes:1276.50
20150302-0017506

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 **27th** day of **February, 2015.**

Walter Reed Capps

Walter Reed Capps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Walter Reed Capps,** 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 **27th** day of **February, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17