BILL GARRETT, Davidson County
Trans:T20150015331 DEEDWARR
Recvd: 03/03/15 08:18 2 pgs
Fees:13.00 Taxes:906.50
20150303-0018165

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57217
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marie Glaser John Fitzpatrick 4200 End Avenue #208 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 103120A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine M. Webb**,. unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marie Glaser and John Fitzpatrick** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** C. W. WIFE and HUSBAND

A Condominium Apartment in Davidson county, Tennessee, being Unit No. 208 of Harding House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act,* as shown on the Plan of record in Book 4675, page 60. amended in Book 4860, page 82, Register's Office for said county, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Catherine M. Webb by Warranty Deed from Emanual Oury Doyne, M.D., Elizabeth M. Maer and Stephen C. Small, Esquire as Co-Trustees, dated June 28, 2000 and recorded on July 5, 2000 of record in Instrument No. 20000705-0066559, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 60, amended in Book 4860, page 82; said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4759, page 665, Book 4768, page 818, corrected in Book 5898, page 769, Book 4979, page 944, Book 5572, page 149, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4200 West End Avenue, # 208, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

*according to the Master Deed, of record in Book 4759, Page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944 and corrected in Book 5898, page 767, Register's Office for Davidson County, Tennessee,

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2015.

Catherine M. Webb

Catherine M. Webb

State of Tennessee

County of Davidson

On this 27th day of February, 2015, before me the undersigned authority, personally appeared Catherine M. Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRIST V. KEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2015.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

Notary

My Commission Expires: _____