File Box 8

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022620 DEEDWARR
Recvd: 03/27/15 14:06 2 pgs
Fees:13.00 Taxes:1239.50
20150327-0026677

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Sheree L. Lee | BANCORP SOUTH BANK | Parcel ID: |
| 641 Old Hickory Blvd., #115 | P.O. BOX 3356 | 171030B05900CO |
| Brentwood, TN 37027 | TUPELO, TN 38803 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Douglas C. Wonder and wife, Betty G. Hobbs**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Sheree L. Lee**

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:

BEING Unit No. 92, on the Plan of Townhomes of Fredericksburg, Revised Phase One, Section One, of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas C. Wonder and Betty G. Hobbs by deed from Terry Susan Campbell Chuculate and Patricia Gayle Campbell Bruce, both individually as devisees under the Last Will & Testament of Maggie P. O'Neal, deceased, and Lou P. Campbell and Patricia Gayle Campbell Bruce, as Co-Executrixes of the Estate of Maggie P. O'Neal, deceased, of record in Instrument 201102727-0057314, dated July 26, 2011, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument 20111017-0080744, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 8920, Page 65 amended in Book 9500, Page 393; Book 9860, Page 840; Book 10224, Page 6834; Book 10294, Page 850; Book 10453, Page 931; Book 10694, Page 541; Book 10126, Page 435 amended in Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11; Book 10628, page 517; Book 11550, Page 531; Book 11682, Page 75; Instrument 20000719-0070558; 20050705-0076596; Book 8920, Page 45 amended in Book 10694, Page 539; Book 10126, Page 486; Book 10275, Page 959; and Book 11550, Page 554, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 236, said Register's Office; (3) PUD Boundary of record in Plat Book 7900, Page 509, Register's Office for said County; (4) Water Main Easement of record in Book 9698, Page 81, Register's Office for said County; (5) Sanitary Sewer Easment of record in Book 7358, Page 643; Book 7851, Page 712; Book 7993, Page 269; and Book 9698, Page 124, Register's Office for said County; (6) Easement for Cable TV of record in Instrument 20000516-0049387, Register's Office for said County; (7) Easement to Bellsouth of record in Book 10709, Page 143, Register's Office for said County; (8) Amenities Area of record in Book 9443, Page 538, Register's Office for said County; (9) Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register's Office for said County; (10) Storm Water Detention Agreement of record in Book 10357, Page 920, Register's Office for said County; (11) Restrictions of record in Book 7798, Page 843, Register's Office for said County.

The signature of Betty G. Hobbs is signed by her duly appointed Attorney-in-Fact, Douglas C. Wonder, pursuant to the Power of Attorney of record in Instrument 20131216-0126803, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 641 Old Hickory Blvd., #115, Brentwood, TN 37027

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, their heirs and assigns forever; and we do covenant with 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 our hands this 26th day of March, 2015.

Douglas C. Wonder

Betty G. Hobbs by Douglas C Wonder, as attorney-in-fact

Betty G. Hobbs
By: Douglas C. Wonder, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas C. Wonder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Douglas C. Wonder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Betty G. Hobbs as her Attorney in Fact as the free act and deed of the within named Betty G. Hobbs.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.