BILL GARRETT, Davidson County
Trans:T20150058774 DEEDWARR
Recvd: 07/20/15 09:42 2 pgs
Fees:13.00 Taxes:425.13
20150720-0070474

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$114,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF July, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| 2-25-19 (AFFIX SEAL)

MICHAEL K. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen G McLean 3535 Bell Rd #503 Nashville, TN 37214	Same	Map 109 050 B Parcel 503 00 CO

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,

Marsha Pieroni, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Karen Ginger McLean, a married 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, TN, being unit No. 503 in WIlliams Bend Townhomes, a private element horizontal proprety regime, located on Bell Rd., Nashville, Davidson County, and described in a declaration of covenants, conditions and restrictions for Williams Bend Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20021216-0154761, first supplementary of record in Instrument No. 20030529-0072377, and second supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, TN, to which reference is hereby made. The easements, restriction covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a private element horizontal property regime, contained in the said declaration, the plan filed as exhibit "C" to said declaration appearing in Instrument No. 20021216-0154761, and by-laws appended thereto, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Marsha Pieroni by deed from Geroge Brandt and Eric Sox, dated May 5, 2015, of record in Instrument No 20150506-0041232, Register's Office for said County.

THIS conveyance is subject to Declaration of Covenants and BY-Laws, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3535 Bell Road, Unit No. 503, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 15th day of July, 2015.

Marsha Pieroni

Marsha Pieroni

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marsha Pieroni, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2015.

Michael K Harrell

NOTARY PUBLIC

My Commission Expires: 2-25-19

MICHAEL K. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066