THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074709**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150059951 DEEDWARR
Recvd: 07/22/15 15:42 2 pgs
Fees:13.00 Taxes:1476.30
20150722-0072042

WARRANTY DEED

Address New Owner: Gretchen Napier 4026 D Woodmont Blvd. Nashville TN 37205-4742	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0K-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Wilson II and Jessica R. Adams, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gretchen Napier, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 4026-D on Lot 116A as shown on the Plan of 4026 Woodmont Condominiums as shown in Book 6200, Page 251 and further set out on Exhibit "C" to the Master Deed and Bylaws of record in Book 6870, Page 501 as amended and restated in Instrument #20060918-0114904 and re-recorded in Instrument No. 20060918-0115129, with amended and restated Bylaws of record in Instrument No. 20060918-0114905, Register's Office for Davidson County, Tennessee, and to which plan and Master Deed references are hereby made for a more complete description thereof, together with an undivided interest in the common elements of 4026 Woodmont Homeowners' Association as described in the Master Deed at Book 6870, Page 501, et seq., Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit and the appurtenances thereto.

Being the same property conveyed to Robert J. Wilson, II and Jessica R. Adams, as joint tenants with right of survivorship by Warranty Deed from Donald R. Bingham, unmarried, recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034065, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6200, Page(s) 251.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of 4026 Woodmont Homeowners Association recorded at Instrument No. 20061103-0137250.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4026 WOODMONT HOMEOWNER'S ASSOCIATION of record in Book 6870, Page 501 , as amended by instrument(s) of record in Instrument Nos. 20010521-0052458, 20060918-0114904, 20060918-0115129 and 20060918-0114905; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 4026 D Woodmont Blvd. Nashville TN 37205-4742

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2015.

Robert J. Wilson II

Jessica R. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Wilson II and Jessica R. Adams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018