THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064512** BILL GARRETT, Davidson County Trans:T20150061306 DEEDWARR Recvd: 07/27/15 11:44 2 pgs Fees:13.00 Taxes:721.50 20150727-0073547	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Kathleen Airhart Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kathleen Airhart 222 POLK AVE #603 Nashville, TN 37203-3592	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 93-5-2-A-122.00CO

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, **James L. Nicholson and Ila M. Nicholson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Airhart**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 603, Watauga Condominiums, formerly known as Polk Manor, as established under Master Deed of record in Instrument 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from James L. Nicholson to James L. Nicholson and Ila M. Nicholson, husband and wife, as recorded on the 1st day of July, 2014 in Instrument No. 20140701-0057500 and Warranty Deed from BancorpSouth Bank to James L. Nicholson, as recorded on the 3rd day of February, 2010 in Instrument No. 20100203-0008638, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WATAUGA CONDOMINIUMS, FORMERLY KNOWN AS POLK MANOR of record in Book 6339, Page 281, as amended by instrument(s) of record in Book 6697, Page 889, amended and restated at Instrument No. 20061025-0132105, Certification of Electronic Document recorded at Instrument No. 20061026-0132845.

Charter of Watauga Condominiums Homeowners' Association, Inc. recorded at Instrument No. 20061005-0123859.

This is improved property located at 222 POLK AVE #603 Nashville TN 37203-3592

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 24th day of July, 2015.

James L. Nicholson

Ila M. Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Nicholson and Ila M. Nicholson, 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 24th day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018