THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2015 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150062640 DEEDWARR
Recvd: 07/30/15 10:52 2 pgs
Fees: 13.00 Taxes: 1147.00
20150730-0075182

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Hailey	New Owner	MAP
4248 Hillsboro Pike		PARCEL 131020H00100CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Matthew L. Whitley and Anna Lora Whitley, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Hailey and wife, Claire Hailey**

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 a certain condominium Apartment in Davidson County, Tennessee, being Unit No. 4248, on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, Created Under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as Established by a Master Deed for Hillsboro Quarters Condominiums, of Record Under Instrument No.20040421-0045569 and as amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, including without Limitation the By-Laws appended thereto and amendment to By-Laws of record in Instrument No. 20070905-0106403, said Register's Office, Together with the Undivided Percentage Interest in the Common Elements Appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for Placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of Record under Instrument no. 20040421-0045569 and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete Identification and Description of Such Unit.Being the same property conveyed to Emily J. Windham, unmarried by Warranty deed from Patsy S. Patten and Lauren Brittain Patten, Co-Trustees for the Lauren Brittain 1999 Generation Skipping Trust, created under document dated June 02, 1999 of record in Instrument No. 20090106-0001101 Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 06, 2009.

Being the same property conveyed to Matthew L. Whitley and Anna Lora Whitley, husband and wife by Warranty deed from Emily J. Windham, unmarried of record in Instrument No. 20130906-0094262 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 06, 2013.

Being also known as 4248 Hillsboro Pike Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4248 Hillsboro Pike, Nashville, TN 37215.**

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( ) as of the 5th day of June, 2015.

Matthew L. Whitley

Anna Lora Whitley

STATE OF PA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew L. Whitley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of July, 2015.

My Commission expires: 06/04/17

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel J. Streckewald, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires June 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF PA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna Lora Whitley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of July, 2015.

My Commission expires: 06/04/17

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel J. Streckewald, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires June 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES