WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20150074125 DEEDWARR Recvd: 09/01/15 08:53 2 pgs Fees:13.00 Taxes:962.00 20150901-0088419	The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of August, 2015. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA ASEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wilma Deck McDonald	**OWNER**	**Map 104-09-0-K Parcel 212-00co**
3818 West End Avenue Unit 212		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathryn Douglas, married, fka Kathryn Sanders Beesley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilma Deck McDonald , a married person

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, Tennessee, being Unit No. 212, Building C of The Montclair, 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 of The Montclair and shown in Exhibit "B" to the Master Deed, of record in Book 7332, Page 380, as amended in Book 7902, Page 113, Register's Office for Davidson County, Tennesee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Kathryn Sanders Beesley, unmarried, by Deed dated September 20, 2005 from John Austin Lee, III, unmarried, of record in Instrument No. 20050926-0115587, Register's Office for Davidson County, Tennessee. Kathryn Sanders Beesley is now married and now known as Kathryn Douglas. Kathryn Douglas is one and the same as Kathryn Lessnau.

The property conveyed herein is not now nor ever has been the principal place of residence of Joshua Douglas, the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7332, Page 380, and amended in Book 7902, Page 113, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on Plat Book 6900, Page 954, said Register's Office. (3) Master Deed of The Montclair Condominiums, of record in Book 7332, Page 380, and as amended in Book 7902, Page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee. (4) By-Laws of The Montclair Homeowners' Association, Inc. of record in Book 7332, Page 431, and as amended in Book 7902, Page 132, Register's Office for Davidson County, Tennessee. (5) Charter of Montclair Condominiums Association, Inc., of record in Book 7887, Page 462, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **3818 West End Avenue Unit 212, Nashville, TN 37205**

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 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/our hand(s) this **31st** day of **August, 2015.**

Kathryn Beesley Douglas

Kathryn Douglas, fka Kathryn Sanders Beesley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathryn Douglas, fka Kathryn Sanders Beesley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2015.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017