BILL GARRETT, Davidson County
Trans:T20150100626 DEEDWARR
Recvd: 11/25/15 14:52 2 pgs
Fees:13.00 Taxes:924.63
20151125-0119916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of November, 2015.

Notary Public

(Affix Seal)

My Commission Expires: 3/21/17

27521

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel M. Holsinger	New owner	Map/Parcel
3000 Hillsboro Pike, Unit 47		117 03 0A 047.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELSEY LYNN ALEXANDER, unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto DANIEL M. HOLSINGER, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, that 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. 47 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, page 80 and corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944; amended in Book 5589, page 367; Book 5659, page 641; re-recorded in Book 5667, page 375; Book 7770, page 955; and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelsey Lynn Alexander, unmarried woman, by Warranty Deed from Michelle M. Walther, married of record in Instrument No. 20141216-0114825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, are due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map 117 03 0A 047.00

b. All matters appearing on the Plan of Versailles Apartments of record in Plat Book 5050, page 80, and Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee.

c. Restrictive Covenants established by Master Deed of record in Book 5168, page 944; amended in Book 5589, page 367; Book 5659, page 641; re-recorded in Book 5667, page 375; Book 7770, page 955; and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

d. Charter of Homeowner's Association as shown of record in Book 5179, page 858, Register's Office for Davidson County, Tennessee.

e. By-Laws as shown of record in Book 5168, page 961; Book 5589, page 367; Book 5659, page 641; re-recorded in Book 5667, page 375, Register's Office for Davidson County, Tennessee.

f. Easement as shown of record in Book 4240, page 209; Book 5221, page 681; Book 3531, page 592; and Book 4158, page 34, Register's Office for Davidson County, Tennessee.

g. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 3000 Hillsboro Pike, Unit 47, Nashville, Tennessee 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 GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 20th day of November, 2015:

Kelsey Lynn Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kelsey Lynn Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2015:

Notary Public

My commission expires: 5/23/16

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 23, 2016