File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160002216 DEEDWARR
Recvd: 01/11/16 09:38 2 pgs
Fees: 13.00 Taxes: 506.90
20160111-0002418

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/12/19

(AFFIX SEAL)

MARTIN C. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henok Wondem Nadine Wondem	Henok Wondem	105100A31900CO
(NAME)	(NAME)	
2804 Paddle Wheel Drive	2804 Paddle Wheel Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberley D. Locke, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Henok Wondem and Nadine Wondem, as husband and wife,** 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. C-19 of the BeechTree Condominium, 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 BeechTree Condominiums, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, 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 BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record for a more complete and accurate description.

Being the same property conveyed to Kimberley D. Locke by deed from Cabana, LLC, a Tennessee limited liability company, dated 5/18/99, of record in Book 11485, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of for BeechTree Condominiums, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, as amended in in Book 11680, page 193, Instrument No. 20151016-0105285, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to grant of Easement to the City of

Nashville for sidewalks as set out in Book 3183, page 65, said Register's Office. Subject to rights and claims of parties in possession.

unimproved ☐

This is improved ☑ property, known as 2020 Beech Avenue, Condominium C19, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 5th day of January, 2016.

X _____
Kimberley D. Locke

State of Connecticut
County of Fairfield

Personally appeared before me Kimberley D. Locke, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2015.

_____
Notary Public
My Commission Expires: 10/31/2016

File No.: 2015-144

DELIA ESPINAL
Notary Public, State of Connecticut
My Commission Expires Oct. 31, 2016