WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-16-2411-2-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dewitt Ezell	New Owner	
(NAME)	(NAME)	**117-10-0B-002.00-CO**
2411 Crestmoor Road, #2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-2035		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAMELA J. WAGGENER, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEWITT EZELL, MARRIED,** hereinafter called the Grantee(s), their 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. 2 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No, 20060921-0117371, amended in Instrument No. 20061009-0125107 and Instrument No. 20070601-0065028, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor herby allocates to the Grantee parking space 21 and parking space 22.

Being the same property conveyed to Pamela J. Waggener, a single woman by Warranty deed from Whitney, LLC, a Tennessee limited liability company of record in Instrument No. 20100630-0051216 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 30, 2010.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20061212-0153243, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028 and Instrument No. 20120702-0058112, Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20061115-0141827, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2411 Crestmoor Road, #2, Nashville, Tennessee 37215-2035**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160017735 DEEDWARR
Recvd: 03/03/16 14:55 2 pgs
Fees:13.00 Taxes:2516.00
20160303-0020627

Witness my/our hand(s) this the 29th DAY OF FEBRUARY, 2016.

Pamela J. Waggener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA J. WAGGENER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212