THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047323**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160036353 DEEDWARR
Recvd: 05/03/16 08:49 2 pgs
Fees:13.00 Taxes:680.80
20160503-0043127

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edwin B. Peel, Jr. 1704 Castleman Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 103-08-0B-303.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth A. Ludlum unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin B. Peel, Jr.**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 303, Building "B", on the Horizontal Property Regime for Parklane Condominiums, Phase V, as recorded in the Master Deed of record in Book 7896, page 710, amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BETH A. LUDLUM, by deed from KATHERINE E. CURLEE, of record in Instrument No. 20130514-0048296, dated May 10, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-08-0B-303.00-CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 7896, page 710, amended in Book 7937, page 67, said Register's Office.

By-Laws of Parklane Condominiums appended to the Master Deed of record in Book 7376, page 571, said Register's Office.

This is improved property located at 303 Sloan Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2016.

Beth A. Ludlum

STATE OF District of Columbia)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth A. Ludlum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

My Commission Expires: 4/14/2019

