BILL GARRETT, Davidson County
Trans:T20160045467 DEEDWARR
Recvd: 05/31/16 11:24 3 pgs
Fees:18.00 Taxes:355.20
20160531-0054297

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32968-04-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $96,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Hancock and Don Hancock 3840 Granny White Pike Nashville, TN 37204	Farmington Mortgage 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Map and Parcel No.: 119-14-0-A 057 00CO

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, Judith L. Gaither, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Amy Hancock and Don Hancock, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2929 Selena Drive, Unit #57, Nashville, Tennessee 37211.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of May, 2016.

Judith L. Gaither by Beth Weaver Felch, attorney in fact

Judith L. Gaither, BY
Beth Weaver Felch as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Weaver Felch, 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, and who further acknowledged that she is the Attorney-in-Fact for Judith L. Gaither, and she is authorized by Judith L. Gaither to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of May, 2016.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 57 on the Plan of Kingswood Condominiums, of record in Plat Book 5200, page 520, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood Condominiums, a horizontal property regime established by Master Deed of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Henry M. Gaither, III and wife, Judith L. Gaither by deed dated June 30, 1983 from Home Service Corporation of record in Book 6099, page 45, Register's Office for Davidson County, Tennessee. The parties having divorced by Final Decree of Divorce in Docket No. 36973, Chancery Court for Williamson County, Tennessee. Henry M. Gaither, III an unmarried person, conveyed his interest in subject property to Judith L. Gaither, an unmarried woman by Quitclaim Deed dated October 22, 2010 in Instrument No. 20101026-0085741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantees. Map and Parcel No. 119-14-0-A 057 00CO.
2. Restrictive covenants contained in an instrument of record in Book 909, page 48, Book 919, page 393, Book 919, page 628, Book 928, page 752, Book 946, page 252, Book 1001, page 539, Book 1579, page 387, Book 1581, page 55, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Kingswood, of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977 and Book 4260, page 332, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 520, Register's Office for Davidson County, Tennessee.
7. Easement to Bell South Telecommunications, Inc. of record in Book 11362, page 523, Register's Office for Davidson County, Tennessee.