BILL GARRETT, Davidson County
Trans:T20160054173 DEEDWARR
Recvd: 06/24/16 14:05 2 pgs
Fees:13.00 Taxes:481.00
20160624-0064814

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. 16-4848D

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary M. Keen, a single woman (NAME)	Republic State Mtg. (NAME)	121-04-0A-003.00-CO
503 Williamsburg Drive (STREET ADDRESS)	5115 Maryland Way, Ste. 201 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Peggy J. Ulrich, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary M. Keen, a single woman**, 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:

Land in Davidson County, Tennessee, a certain condominium unit, being Unit No. 503 on the Plan of PHASE I OF WILLIAMSBURG CONDOMINIUMS, as of record in Book 6900, Page 193, Register's Office for said County. Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 7114, page 443, said Register's Office.

BEING the same property conveyed to Peggy J. Ulrich from Peggy J. Ulrich, Executrix of the Last Will and Testament of Thomas L. Gearson, by Executor's Deed dated April 6, 2016, as Instrument No. 20160406-0033102, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7114, page 463, and in any allied instrument(s) referred to in said restrictions.

3. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Phase I of Williamsburg Condominiums and recorded in Book 7114, page 443, Book 7210, page 948, Book 7381, page 458, and Instrument No. 20060616-0071758, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 7114, page 452 and Instrument No. 20030121-0008266, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement as recorded in Book 6486, page 92, Register's Office for Davidson County, Tennessee.

7. Rules and regulations as recorded in Book 7328, page 809, Book 8604, page 750, and Book 11066, page 407, Register's Office for Davidson County, Tennessee.

8. Charter of Homeowner's Association of record in Book 7185, page 930, Register's Office for Davidson County, Tennessee.

9. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 809, Book 6900, page 193, and Book 7152, page 916 and Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 503 Williamsburg Drive, Nashville, TN 37214.

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. Whenever 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 hand(s) this 17th day of June, 2016.

Peggy J. Ulrich

Peggy J. Ulrich

June 17, 2016
Date

STATE OF Tennessee

COUNTY OF Sumner }

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

Witness my hand and official seal, this 17th day of June, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066