WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $103,165.00.

Affiant

Subscribed and sworn to me on October 14th, 2016.

NOTARY PUBLIC

My Commission Expires: 3-21-20

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Walter B. Anacker 6680 Charlotte Pike K-6 Nashville, TN 37209	SAME	102070A11100CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Kathy Marie Karns, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Walter B. Anacker, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Apartment Unit No. K-6, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kathy Marie Karns, unmarried by Warranty Deed from Freeman Webb Developers, Inc., recorded on the 22nd day of June, 1999 in Deed Book 11537, Page 122, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6680 Charlotte Pike K-6, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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: T20160092640 DEEDWARR
Recvd: 10/20/16 10:04 2 pgs
Fees: 13.00 Taxes: 381.71
20161020-0110854

WITNESS our hands on October 14th, 2016.

Kathy Marie Karns

Kathy Marie Karns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 14th, 2016, before me personally appeared Kathy Marie Karns to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

