THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23823

Bill Garrett Davidson County
Batch# 10894 **DEEDWARR**
10/10/2017 03:13:51 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20171010-0103978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES: 2

(AFFIX SEAL)

DAWNE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Key	DAVID G. KEY ; LARA K. KEY	MAP
100 Westminster Place	100 WESTMINSTER PLACE	PARCEL 129-08-0A-100.00-CO
Nashville, TN 37205	NASHVILLE TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Harry Stephen Avery**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lara Kirby Key and David Gist Key, Sr., as tenants by the entirety**

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, being Unit No. 100, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed, of record in Book 7188, Page 659, amended in Book 7464, Page 270, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7188, Page 682, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Book 6250, Page 887, amended in Book 6863, Page 253, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Anne B. Avery, unmarried by Warranty deed from Jane Burkhart, Trustee of the Burkhart Living U/A/D June 17, 1997 of record in Instrument No. 20041221-0151329 Register's Office for Davidson County, Tennessee, dated December 20, 2004 and recorded on December 21, 2004.

Being the same property conveyed to Harry Stephen Avery by Administrator's Quitclaim deed from Pinnacle National Bank, as Administrator C.T.A. of the Estate of Anne B. Avery of record in Instrument No. 20091231-0119141 Register's Office for Davidson County, Tennessee, dated December 28, 2009 and recorded on December 31, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **100 Westminster Place, Nashville, TN 37205.**

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. 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.

Witness my hand(~) this the 28th day of September, 2017.

Harry Stephen Avery

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry Stephen Avery** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2017.

My Commission expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

Notary Public