THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $158,000.00. Affiant Subscribed and sworn to before me this 6th day of December, 2017. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.

Bill Garrett Davidson County 2017
Batch# 34381 DEEDWARR
12/07/2017 10:10:08 AM 3 pgs
Fees: $18.00 Taxes: $584.60

20171207-0124852

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Byron Kaelin, Lou Kaelin 5025 Hillsboro Pike #14-H Nashville, TN 37215	New Owner	Map and Parcel No.: 131 01 0 D 092 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, **Robert Wellerding**, ("Grantor"), a married man, has this day bargained and sold, and does hereby transfer and convey to **Byron Kaelin and Lou Kaelin,** a married couple ("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 5025 Hillsboro Pike #14-H, Nashville, TN 37215.

The subject property is not now, nor has it ever been, the marital residence of the Grantor.

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 he 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 himself, his 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 5th day of December, 2017.

Robert Wellerding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Wellerding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 92, also known as Unit No. 14-H, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, 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 5025 Hillsboro Homeowners' Association, a horizontal propety regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Robert Wellerding by deed dated December 5, 2013 from Heather L. Meisel, married of record in Instrument No. 20131209-0124967, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 131 01 0 D 092 00CO.
2. 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 5025 Hillsboro Homeowners Association, of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Book 10225, page 413, said Register's Office.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, pages 575 and 650, Register's Office for Davidson County, Tennessee.
6. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
7. Easement for communications system granted to Comcast of Nashville I LLC of record in Instrument No. 20110620-0047283, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and or storm drainage and a 10 foot temporary construction easement of record in Book 4168, page 940, Register's Office for Davidson County, Tennessee.