THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114592** Bill Garrett Davidson County Batch# 54189 DEEDWARR 02/02/2018 11:40:30 AM 3 pgs Fees: $18.00 Taxes: $1,905.50 20180202-0010846	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this31st day of January, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

WARRANTY DEED

Address New Owner: Della C. Rumore 4402 Harding Pl #4 Nashville TN 37205-4519	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130070A00400CO

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, **John L. Wellborn and Lina R. Wellborn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Della C. Rumore, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4 of Stone's Throw Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Stone's Throw Condominium of record in Book 9650, Page 916, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "C" in said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to John L. Wellborn and wife, Lina R. Wellborn by Warranty deed from Jane McQuiddy Rainey Longhurst, unmarried of record in Book 10466, page 836, Register's Office for Davidson County, Tennessee, dated May 21, 1997 and recorded on May 27, 1997. (Value or consideration shown in aforementioned deed $229,000.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 130070A00400CO, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 8250, Page(s) 415 and Plat Book 421, Pages 102 & 103.

Charter recorded in Book 10446, Page 932.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing STONE'S THROW CONDOMINIUM Condominium of record in Book 9650, Page 916; also subject to easements, rights and interests 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.

Deed of Easement recorded in Book 10466, Page 839.

This is improved property located at 4402 Harding Pl #4 Nashville TN 37205-4519

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of January, 2018.

John L. Wellborn

Lina R. Wellborn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John L. Wellborn and Lina R. Wellborn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

