CG-1272

39-B

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 25656-07-2006**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $560,000.00.<br>Affiant<br>Subscribed and sworn to before me this 31st day of July, 2006.<br>Notary Public<br>My Commission Expires: 5/22 |

ANGELA C. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Patricia Tepper Lutkowitz<br>4200 Jamesborough Place<br>Nashville, TN 37215 | Bank of America<br>9000 Southside Blvd.<br>Jacksonville, FL 32256 | Map No.131.07-0H<br>Parcel No. 002.00-CO |

**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, **Louise Gilchrist, f/k/a Louise G. Green**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Tepper Lutkowitz** ("Grantee"), its successors, 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 4200 Jamesborough Place, Nashville, Tennessee 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 31st day of July, 2006.

Louise Gilchrist

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 31st day of July, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/09/06 08:11 2 pgs
Fees:13.00 Taxes:2072.00

20060809-0097606

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Oakdale Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20010423-0039720, amended in Instrument No. 20020513-0060458, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plan attached as Exhibit A to the aforementioned amended Master Deed and being located upon Lot No. 2 on the Plan of Broyles' Two Lot Subdivision of record in Plat Book 6050, page 423, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louise G. Green by deed dated November 30, 2001 from Vastland Communities, LLC of record in Instrument No. 20011204-0133366, Register's Office for Davidson County, Tennessee. Louise G. Green is divorced and retained her maiden name. She is now known as Louise Gilchrist.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
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 Oakdale Condominium, of record in Instrument No. 20010423-0039720 amended in Instrument No. 20020516-0060458;
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
4. All matters appearing on the Plan of record as Book 6050, page 423, Register's Office for Davidson County, Tennessee.