Davidson County DEEDWARR
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Fees:13.00 Taxes:666.00
20070209-0017059

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 6th day of February, 2007.

Notary Public

DARLENE R. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 5/24/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth Garrett, a single woman

800 Woodland St., Unit 207
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

082160E01800CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha C. Headden, n/k/a Martha Carrell Layson, a married woman hereinafter referred to as Grantors, hereby transfers and conveys to Elizabeth Garrett, a single woman, hereinafter referred to as 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. 207, together with parking space #31 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts record as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha C. Headden, unmarried by Warranty Deed from City View Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20030930-0144160, Register's Office for Davidson County, Tennessee dated 9-26-2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument recorded as Instrument No. 20010529-0055279, Instrument No. 20010529-0055280, and in Instrument No. 20020905-0107487, Register's Office for Davidson County, Tennessee.

Covenants, Conditions, Restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for City View Lofts Condominiums, record as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605.

Subject to all matters as set forth per Plat of record in Instrument No. 20020828-0104026, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 800 Woodland St., Unit 207, Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 6th day of February, 2007.

Martha Carrell Layson

Brian Phillip Layson*

*Brian Phillip Layson, husband of Martha Carrell Layson joins in this instrument to convey any and all interest he has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Martha Carrell Layson and Brian Phillip Layson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2/6/2007.

Witness my hand and official seal this 6th day of February, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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