THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26481-04-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $292,000.00. Affiant Subscribed and sworn to before me this 3rd day of May, 2007. Notary Public My Commission Expires: 2607

JANET WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 07/06/07 15:15 2 pgs
Fees:13.00 Taxes:1080.40

20070706-0081033

WARRANTY DEED

Address New Owner: Elizabeth Zeppelin 3033 Woodlawn Dr. Nashville, TN 37215	~~New owner~~ Tax Bills: Provident Funding Assoc. P.O. Box 5914 Santa Rosa, CA 95402	**Tax Information:** Map and Parcel No.: 117020D012.00CO

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, **Kimberly Lynne Morton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Zeppelin, unmarried** ("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 3033 Woodlawn Drive, Nashville, TN 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 3rd day of May, 2007.

Kimberly Lynne Morton

Kimberly Lynne Morton

STATE OF ~~TENNESSEE~~ Michigan, COUNTY OF ~~DAVIDSON~~ Kalamazoo SS.: 367-78-4165

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kimberly Lynne Morton**, 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 3rd day of May, 2007.

Notary Public

My Commission Expires: 06/17/2013

JASON CAPE
NOTARY PUBLIC – MICHIGAN
KALAMAZOO COUNTY
ACTING IN THE COUNTY OF Kalamazoo
MY COMMISSION EXPIRES 06-17-2013

JASON CAPE NOTARY PUBLIC KALAMAZOO COUNTY, MI

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, 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 The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703, said Register's Office.

Being the same property conveyed to Kimberly Lynne Morton, unmarried, by deed dated March 31, 2005 from Maitland Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20050405-0037265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of The Clairmont, of record in Book 7096, page 948, amended in Book 7117, page 70 and Book 7637, page 319, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Clairmont Homeowner's Association of Nashville of record in Book 7137, page 826, amended in Book 7960, page 128, Book 8168, page 430 and Book 8172, page 28, Register's Office for Davidson County, Tennessee.
4. 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 The Clairmont, of record in Book 7096, page 940, amended in Book 7108, page 98, re-instated in Book 8263, page 703, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067. page 943, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6200, page 551, Register's Office for Davidson County, Tennessee.