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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>**FTEC File No. 26668-05-2007**<br><br>**Record & Return To:**<br>**Smith Sholar Associates, PLLC**<br>**1165 Nashville Pike**<br>**Gallatin, TN 37066** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $126,500.00.<br>Affiant<br>Subscribed and sworn to before me this 26 day of June, 2007.<br>Notary Public<br>My Commission Expires:<br>10/05/2010 |

SUMNER COUNTY TENNESSEE NOTARY PUBLIC

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Martha Corye Cochrane<br>319 Westfield Drive<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>Same | **Tax Information:**<br>Map and Parcel No.:<br>128130A319.00CO |

**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, **Glenda S. Flexner, f/k/a Glenda S. Voss, Trustee of the Ferrell Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha C. Cochrane, Unmarried,** ("Grantee") her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property has never been the principal residence of the Grantor or her spouse.

This is improved property located at 319 Westfield Drive, Nashville, TN 37221

**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 26 th day of June, 2007.

Glenda S. Flexner, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Glenda S. Flexner, Trustee**, 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 26 th day of June, 2007.

Notary Public

My Commission Expires:

APRIL N. PROVO NOTARY PUBLIC TENNESSEE

My Commission Expires SEPT 1st 2009

Davidson County DEEDWARR
Recvd: 07/13/07 10:52 2 pgs
Fees:13.00 Taxes:468.05

20070713-0083572

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 319, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly the Hamlet Condominiums) horizontal property regime established by Master Deed, of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, Register's Office for Davidson County, Tennessee, 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 The Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda S. Voss by Warranty Deed dated April 30, 1991 from Larry L. Cordell and wife, Ann A. Cordell of record in Book 8347, page 113, Register's Office for Davidson County, Tennessee. Being further conveyed to Glenda S. Voss as Trustee of the Ferrell Living Trust by Quitclaim Deed in Book 9365, page 566. Glenda S. Voss now being known as Glenda S. Voss Flexner. (See Abstract of Trust Agreement of record in Book 9196, page 233, said Register's Office).

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Westfield Condominiums Homeowner's Association of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.
3. 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 Westfield Condominiums, of record in Book 6678, page 771 and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and in Book 7271, page 256, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee recorded in Book 9608, page 719, said Register's Office.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 748, Register's Office for Davidson County, Tennessee.
6. Easements retained in deed of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 4851, page 918, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, Register's Office for Davidson County, Tennessee.