This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/08/07 10:32 2 pgs
Fees:13.00 Taxes:83.25
20070808-0094801

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Scott McCleod
270 Tampa Drive J17
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner
4556 Rad Back Ct
Antioch, TN 37013

Map & Parcel # 133-16A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Sara P. Gale** hereinafter called the **Grantors**, do hereby convey unto **Scott McLeod married** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, as follows:

Unit J-17, of Barcelona Condominium created under Title 66, Chapter 27, Section 101, et seq., a amended, Tennessee Code Annoted, and as established by a Master Deed, of record in Book 6400 Page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to a Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas E. Gale and Sara P. Gale on October 31, 1984 by Warranty Deed of record in Book 6416 Page 396 said Register's Office for said County.

Said Thomas Gale ~~haven~~ has since died.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4)All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 270 Tampa Drive J17, Nashville, TN 37211

Property taxes have been prorated between the Grantor and Grantee herein as of the date of

this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of August 2007.

x _____
Sara P. Gale

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Sara P. Gale known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 1st day of August 2007.

_____
Notary Public in and for the
State of Tennessee

KIMBERLY N. [illegible]
NOTARY PUBLIC AT LARGE
RUTHERFORD CO.

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $22,500.00

_____
Affiant

Sworn and subscribed before me on 8/1 /2007.

_____
Notary Public

[illegible] GROVE
NOTARY PUBLIC AT LARGE
[illegible]