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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. 26862-07-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $167,500.00. Ann W. Sanford Affiant Subscribed and sworn to before me this 22nd day of August, 2007. Notary Public STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Ann W. Sanford 300 Reasonover Green Nashville, TN 37221	**Send Tax Bills To:** **U.S. BANK, N.A.** **4801 Frederica Street** **Owensboro, KY 42301**	**Tax Information:** Map and Parcel No.: 142070C009.00CO

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, **Sharon Rollins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann W. Sanford, 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.

This is improved property located at 300 Reasonover Green, 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 22nd day of August, 2007.

Sharon Rollins

Sharon Rollins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sharon Rollins**, 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 22nd day of August, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/23/07 08:39 2 pgs
Fees:13.00 Taxes:619.75

20070823-0100591

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9, on the Plan of Ashley Green as shown in the Master Deed, of record in Book 7184, page 44, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Rollins by deed dated September 8, 2003 from Noel Stanley of record in Instrument No. 20030912-0133896, 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. Charter of Incorporation of The Ashley Green Owner's Association of record in Book 7140, page 69, 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 Ashley Green, of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.
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 6900, page 978, Register's Office for Davidson County, Tennessee.
6. Easement for highway purposes of record in Book 5407, page 643, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 5374, page 511, and in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6880, page 121, Register's Office for Davidson County, Tennessee.