Prepared by: + return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2007.

Notary Public
My commission expires: 1/23/10

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE

02-0710-45789

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Puzo Schechter	New Owner	142-07-0-C 051.00CO
250 Myhr Green Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elaine B. Valentine, unmarried and Catherine L. Valentine, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Puzo Schechter, unmarried, hereinafter called the Grantees, their successors 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 a Condominium Apartment, Unit No. 51, on the Plan of Ashley Green horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Page 24, amended in Book 6900, Page 978, and shown as Exhibit "C" to the Master deed of record in Book 7184, Page 44, and amended in Book 7467, Page 279, and Book 7482, Page 312, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Elaine B. Valentine and Catherine L. Valentine by Special Warranty Deed from Flaleah L. Cotter and SunTrust Bank Nashville, N.A., as Co-Trustees of the Maurine L. Byrd Revocable Trust, Maurine L. Byrd, Deceased, dated October 24, 1996, recorded October 28, 1996, of record in Book 10238, Page 668, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 250 Myhr Green, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/06/07 15:36 4 pgs
Fees:23.00 Taxes:677.10
20071106-0131148

WITNESS my hand this 30th day of October, 2007.

Elaine B. Valentine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elaine B. Valentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of October, 2007.

State of Tennessee at Large

My Commission expires

1/23/10



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS my hand this 29 day of October, 2007.

Elaine B. Valentine

Catherine L. Valentine

~~STATE OF~~
~~COUNTY OF~~

Personally appeared before me, ~~the~~ undersigned, a Notary Public in and for said county and state, Catherine L. Valentine ~~with whom I am~~ personally acquainted (or proved to me on the basis of satisfactory evidence), and ~~who~~ acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, _____, this _____ day of October, 2007.

Notary Public

My Commission expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Alameda } ss.

On Oct 29, 2007 (Date) before me, Eleanor Carrillo, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared CATHERINE L. Valentine (Name(s) of Signer(s))

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELEANOR CARRILLO
Commission # 1636846
Notary Public - California
Alameda County
My Comm. Expires Jan 10, 2010

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: N/A Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: CATHERINE L. VALENTINE

☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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