THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Pl. Ste. 305
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/29/08 10:17 2 pgs
Fees:13.00 Taxes:329.30
20080229-0020055

Our File Number: 29856H

MAP/GROUP/PARCEL: 147-02-0A-018.00CO

NEW OWNER'S NAME AND ADDRESS:
BOGDAN J. NOWICKI & STELLA NOWICKI
114 GOVERNERS WAY
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **RUTH M. MATHER, an unmarried woman**, hereinafter called Grantor, does hereby transfer and convey unto, **BOGDAN J. NOWICKI and STELLA NOWICKI, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 18, Building No. 2 in the Coach House, A Condominium, as shown on the Plat of The Coach House, as of record in Book 4675, page 107, Register's Office for said County.

Subject however, to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other utility easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of The Coach House, a condominium of record in Book 4809, page 829, Register's Office for said County, as amended in Book 4813, page 964, Register's Office.

The subject property is improved property known as 523 HARDING PLACE UNIT B-18, Nashville, TN 37211.

Being the same property conveyed to Ruth M, Mather by Deed of record in Book 5065, Page 100 recorded 9/23/1976, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ruth M. Mather
RUTH M. MATHER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **RUTH M. MATHER, an unmarried woman**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in 15th, Hendersonville, Tennessee on this the 15th day of January, 2008 .

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $89,000.00.

Lawyers Title Insurance Corp
AFFIANT by: Theresa K Bradley

~~Sworn to and subscribed before me, this the 15th day of January, 2008~~ .

Julie A. Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES NOV 22 2010

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed to before me, this 28th day of February, 2008.

Pamela Pearre
NOTARY PUBLIC
My commission expires
03-22-08

PAMELA PEARRE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY