RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/30/08 12:08 2 pgs
Fees:13.00 Taxes:399.23
20081030-0108327

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $107,900.00

Affiant

Subscribed and sworn to before me, this 28th day of October 2008.

Notary Public
My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Christie Hawkins 403 Lemont Dr. Nashville TN 37216	Same ~~Fairfax~~ Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	061050A02400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Elizabeth Reynolds an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christie L. Hawkins, an unmarried woman hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 42 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534 page 591 Register's Office for Davidson County, Tennessee as amended by amendment of record in Book 7548 page 612 Register's Office and as shown and described on the Plan for Poplar Glen Phase II of record in Book 6900 page 764 Register's Office for Davidson County, Tennessee submitted to said master Deed and ByLaws by instrument of record in Book 7654 page 439 Register's Office to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and ByLaws as may be from time to time amended as provided therein.

Being the same property conveyed to Rolly William Whitford, Jr. and wife Mary Reynolds Whitford by deed of record in Book 8664 Page 261 and Rolly William Whitford, Jr. having conveyed his interest to Mary Elizabeth Reynolds (formerly known as Mary Reyonlds Whitford) by deed of record in Instrument No. 20041207-0146645 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded

in Book 7534 Page 591 and amended in Book 7548 page 612.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Poplar Glen Condominiums county. 3) All matters appearing on plan of Poplar Glen Phase II of record in Book 6900 Page 764, Register's Office for Davidson County, Tennessee

This property is improved property known as 403 Lemont Dr., Nashville, Tennessee 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 28th day of October, 2008.

Mary Elizabeth Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Elizabeth Reynolds , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 28th day of October, 2008.

Notary Public

My Commission expires: Jan 23, 2012

