THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28245-12-2008** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $407,333.33. Affiant Subscribed and sworn to before me this 30th day of December, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Linda Blair Cline 615 Belle Meade Boulevard #112 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130020A00600CO

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, **Frank W. Blair, III, as to an undivided one-third(1/3) interest, and Ella Blair Johnson, as to an undivided one-third(1/3) interest**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Linda Blair Cline** ("Grantee"), her successors, heirs and assigns, all of their interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 615 Belle Meade Boulevard #112, Nashville, TN 37205

This is not the principal residence of the Grantors.

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 30th day of December, 2008.

Frank W. Blair, III

Ella Blair Johnson

Davidson County DEEDWARR
Recvd: 01/06/09 14:09 2 pgs
Fees:13.00 Taxes:1507.13
20090106-0001331

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank W. Blair, III and Ella Blair Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-2 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 20041013-0123308, said Register's Office.

Being the same property conveyed to Frank W. Blair, Jr. and Elizabeth Hayes Blair, as tenants by the entireties, an 80.92% undivided interest, Frank W. Blair, III, a 6.36% undivided interest; Linda Blair Cline, a 6.36% undivided interest; and Ella Blair Johnson, a 6.36% undivided interest by Trustee's Quitclaim Deed dated 01/01/08 from Frank W. Blair, Jr., as Trustee of record in Instrument No. 20080104-0000925, Register's Office for Davidson County, Tennessee. Elizabeth Hayes Blair died on 02/10/08. Frank W. Blair, Jr. died on 05/17/08 and devised said property to be administered by the Executor of his estate, by will of record in Docket No. 08P890, Probate Court for Davidson County, Tennessee. Frank W. Blair, III, as Executor of the Estate of Frank W. Blair, Jr. as conveyed the estate's 80.92% undivided interest in equal shares to Frank W. Blair, III, Linda Blair Cline and Ella Blair Johnson by Executor's Special Warranty Deed of record in Instrument No. 20081121-0114622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City and County Taxes, a lien not yet due and payable. 2008 City and County Taxes have been paid.
2. Charter of Incorporation of Glencourt Homeowners Association of record in Book 6420, page 75, 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 Glencourt Condominums, of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 20041013-0123308, 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 6250, page 162, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 5799, page 510, Register's Office for Davidson County, Tennessee.