# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090023824 DEEDWARR
Recvd: 04/09/09 14:20 2 pgs
Fees: 13.00 Taxes: 721.50
20090409-0032534

DEANNA FAYE WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY, TENN.
M. Commission Expires Feb 23, 2010

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Helen J. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2009.

Deanna Faye Wood
Notary Public

MY COMMISSION EXPIRES: 2-23-2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| HELEN J. BROWN | HELEN J. BROWN | 142070C06300CO |
| (NAME) | (NAME) | |
| 274 MYHR GREEN | 274 MYHR GREEN | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | NASHVILLE, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LOUISE P. BOROWSKI, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN J. BROWN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 63 OF ASHLEY GREEN, AS SHOWN ON BOUNDARY PLAT IN PLAT BOOK 6900, PAGE 24 AND REVISED IN PLAT BOOK 6900, PAGE 978, A HORIZONTAL PROPERTY REGIME ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT (T.C.A § 66-27-101 THROUGH 66-27-123; HEREIN REFERRED TO AS THE "ACT") AND THE PROVISIONS OF THE MASTER DEED FOR ASHLEY GREEN OF RECORD IN BOOK 7184, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO OF RECORD IN BOOK 7184, PAGE 71, SAID REGISTER'S OFFICE AS SAID MASTER DEED HAS BEEN AMENDED BY CERTIFICATE OF CORRECTION AND AFFIDAVIT OF RECORD IN BOOK 7467, PAGE 279 AND BY 1ST AMENDMENT TO MASTER DEED FOR ASHLEY GREEN OF RECORD IN BOOK 7482, PAGE 312, SAID REGISTER'S OFFICE (COLLECTIVELY THE "MASTER DEED"), TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE MASTER DEED APPERTAINING TO SAID UNIT AND ALL OTHER RIGHTS, POWERS, PRIVILEGES AND INTERESTS APPERTAINING TO SAID UNIT PURSUANT TO THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO LOUISE P. BOROWSKI, UNMARRIED BY WARRANTY DEED FROM SONIA JUNE NICHOLS AND BEATRICE V. OLINGER, UNMARRIED PERSONS, RECORDED MAY 25, 1994 IN BOOK 9356, PAGE 630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 274 MYHR GREEN, NASHVILLE, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 8th day of April, 2009.

Louise P. Borowski by
LOUISE P. BOROWSKI BY

Charles Edward Borowski her
CHARLES EDWARD BOROWSKI, HER
ATTORNEY-IN-FACT Attorney in Fact.

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CHARLES EDWARD BOROWSKI, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for , LOUISE P. BOROWSKI the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of LOUISE P. BOROWSKI, the within named bargainor(s) by the said CHARLES EDWARD BOROWSKI, as such Attorney-in-fact.

Witness my hand and official seal at Dickson, Tennessee this 8th day of April, 2009.

Commission expires: 9-19-12

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.