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BILL GARRETT, Davidson County
Trans: T20090031453 DEEDWARR
Recvd: 05/12/09 13:45 3 pgs
Fees: 18.00 Taxes: 939.80
20090512-0043705

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $254,000.00. **Affiant** Subscribed and sworn to before me, this 24 day of April, 2008. Notary Public My Commission Expires: 7-25

Address New Owner As Follows:
Elizabeth C. Auden and husband,
Adam C. Auden
332 Elmington Avenue
Nashville, TN 37205

Send Tax Bills To:
Suntrust Mortgage, Inc
401 Commerce St. Ste 6100
Nashville, TN 37219

Map-Parcel Number:
104100CO1200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOLLIE ELIZABETH MAHAN, NOW BERTRAND,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **ELIZABETH C. AUDEN AND HUSBAND, ADAM C. AUDEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit F-12 on the plan of Elmington Condominiums, of record in Book 4660, page 60, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mollie Elizabeth Mahan by deed dated January 20, 2004, from AmSouth Bank, of record at Instrument No. 20040126-0009700, Register's Office for Davidson County, Tennessee; the said Mollie Elizabeth Mahan having since married, now being known as Mollie M. Bertrand.

Robert K. Bertrand, husband of Mollie Elizabeth Mahan, joins in this conveyance to convey, and hereby does convey, any interest he may have in subject property.

This conveyance is made subject to:

1. 2009 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record at Book 4486, page 547 and By-Laws attached thereto of record at Book 4486, page 553, and amended at Book 4963, page 265, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4660, page 60, Register's Office for said County, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 332 Elmington Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of March, 2009.

Mollie Elizabeth Mahan Bertrand

By: _____
George V. Crawford, Jr., Attorney-in-fact

_____
Robert K. Bertrand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. ** and in behalf of Mollie Elizabeth Mahan Bertrand, the maker, for

WITNESS my hand, at office, this 25th day of April, 2009.

Linda Turner Ray
Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT K. BERTRAND**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2009.

Linda Turner Ray
Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10