BILL GARRETT, Davidson County
Trans: T20090044917 DEEDWARR
Recvd: 07/06/09 09:40 2 pgs
Fees: 13.00 Taxes: 425.13

20090706-0062367

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$114,900.00** (One Hundred Fourteen Thousand Nine Hundred).

Kathy Lee
AFFIANT

Subscribed to and sworn before me this 1st day of July, 2009.

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES: 10-15-12 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lora Lea Pickering 216 Cottage Place Nashville,TN 37214	New Owner " "	Map 95-2-A Parcel 216 CO

WARRANTY DEED

FOR AND IN 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/WE, **DOROTHY S. MEADOR, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LORA LEA PICKERING, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 34 of Cottage Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cottage Place of record in Book 6520, page 745, as amended in Book 6625, page 506, Book 6636, page 722, Book 6569, page 212 and Book 6902, page 829, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thererof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being part of the same property conveyed to Dorothy S. Meador and husband, Bobby G. Meador by deed from Billie J. Speed of record in Book 11646, page 139, in the Register's Office for Davidson County, Tennessee.

Bobby G. Meador having since died on September 23, 2003, a resident of Davidson County, Tennessee, and being survived by his spouse, Dorothy S. Meador.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **216 COTTAGE PLACE** **NASHVILLE,TN37214**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2005

WITNESS, this 1st day of July, 2009

Dorothy S. Meador

Dorothy S. Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dorothy S. Meador** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of July, 2009.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

C. Loy Carney

Notary Public

Commission Expires: _____