| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Elisabeth Rose<br>c/o Smith, Wiles & Co<br>900 Division Street<br>Nashville, TN 37203 | Same as New Owner | Map:133-14<br>Parcel: 013.00 CO |
| This instrument prepared by: David B. Gray, Hix & Gray, PLC<br>315 Deaderick Street, Suite 1230, Nashville, TN 37238 | | |

BILL GARRETT, Davidson County
Trans:T20090046405 DEEDWARR
Recvd: 07/10/09 10:31 2 pgs
Fees:13.00 Taxes:364.14
20090710-0064454

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Lauri J. Sanders** ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Elisabeth Rose** ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit A-13 of the Village of Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64 Section 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, page 413, as established under Master Deed of record in Book 5884, page 960 and amended and restated in Book 9559, page 939, Instrument No. 20041102-0131823 and instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Lauri J. Sanders, unmarried by deed dated June 1, 2007 from Grassmere Development Company, LLC and of record in Instrument No. 20070606-0067716, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Subject to all matters as shown on subdivision plan of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee.; The Master Deed establishing a Horizontal Property Regime of the Villages of Grassmere formerly Oakcrest Condominiums of record in Book 5884, page 960, Book 9559, page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee; Charter for the Homeowner's Association of record in Book 5860, page 930, Register's Office for Davidson County, Tennessee.; Taxes for the current year are to be paid by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 420 Elysian Fields Road, A-13, Nashville, TN 37211.

EXECUTED this 9th day of July, 2009.

Lauri J. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lauri J. Sanders, 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, this the 9th day of July, 2009.

Notary Public

My Commission Expires:

(SEAL)

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $98,415.32.

AFFIANT

Subscribed and sworn to before me this 9th day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013