WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090047313 DEEDWARR
Recvd: 07/14/09 13:58 2 pgs
Fees:13.00 Taxes:1147.00
20090714-0065885

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2009.

Notary Public

My commission expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lucinda Bisney	New OWner	**Map 104 02 4A Parcel 310.00co**
3100 West End Circle #306		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Justin K. Elliott, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucinda Bisney, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 306, of the 3100 West End Circle Condominiums, as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record in Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536,in the Register's Office of Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, , said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

BEING the same property conveyed to Justin K. Elliott, by Warranty Deed dated August 31, 2007 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20070905-0106553, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Justin K. Elliott, pursuant to a Power of Attorney executed by same on the 8th day of July, 2009, of record in Instrument No. 200907140065884, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (x) Unimproved ( ) property, known as **3100 West End Circle #306, Nashville, TN 37203**

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 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/our hand(s) this **10th** day of **July, 2009.**

Justin K. Elliott

Justin K. Elliott

BY: Atty in Fact

John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Justin K. Elliott**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Justin K. Elliott**, for the purpose therein contained, by signing the name of **Justin K. Elliott**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of July, 2009.

Diana Aubin

Notary Public

My Commission expires: 11-28-11

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.