39-B

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28947-07-2009** **Record & Return To:** **Centennial Title Company, Inc.** **30 Burton Hills Blvd., Suite 240** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $146,900.00. Affiant Subscribed and sworn to before me this 13th day of August, 2009. Notary Public My Commission Expires: 2-8-13

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edwin Bradley Polley 2025 Woodmont Boulevard, #241 Nashville, TN 37215	Community First Bank & Trust 9045 Carothers Parkway Franklin, TN 37067	Map and Parcel No.: 117110J24100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis D. Lipscomb and wife, Gertrude Webster Lipscomb**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin Bradley Polley, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2025 Woodmont Boulevard, #241, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2009.

Lewis D. Lipscomb by [illegible], Atty-In-Fact
Lewis D. Lipscomb
by Gerald G. Patterson, Attorney in Fact

Gertrude Webster Lipscomb by [illegible], Atty-In-Fact
Gertrude Webster Lipscomb
by Gerald G. Patterson, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Gerald G. Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Lewis D. Lipscomb** and **Gertrude Webster Lipscomb** as their Attorney-In-Fact, as the free act and deed of the within named Lewis D. Lipscomb and Gertrude Webster Lipscomb.

Witness my hand, at office, this 13th day of August, 2009.

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

Beth M. Brock
Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20090057337 DEEDWARR
Recvd: 08/21/09 11:14 2 pgs
Fees: 13.00 Taxes: 543.53

20090821-0078835

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 241, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Lewis D. Lipscomb and wife, Gertrude Webster Lipscomb by deed dated August 2, 2004 from The Garden Partners, a Tennessee general partnership, of record in Instrument No. 20040806-0095309, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.