THIS INSTRUMENT PREPARED BY:	*NEW OWNER'S ADDRESS:*	*SEND TAX BILLS TO:*	*MAP - PARCEL:*
GEORGE H. CATE, JR., ESQ. 95 WHITE BRIDGE ROAD, STE. 503 NASHVILLE, TN 37205 (615) 352-8677	CAROL KNOX FRIST 225 MYHR GREEN NASHVILLE, TN 37221	CAROL KNOX FRIST 225 MYHR GREEN NASHVILLE, TN 37221	MAP 142 PARCEL 44

BILL GARRETT, Davidson County
Trans:T20090061233 DEEDWARR
Recvd: 09/04/09 15:31 2 pgs
Fees:13.00 Taxes:666.00
20090904-0083637

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LURA KNOX (*Grantor*), has bargained and sold, and by these presents does transfer and convey unto CAROL KNOX FRIST (*Grantee*), her heirs, successors, and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 103 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated, Sections 66-27-101 through 66-27-123; herein referred to as the *Act* and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 said Register's Office (collectively the *Master Deed*), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Being property conveyed to Rochford Realty and Construction Co., by deed from Myhrfield Developers, a Tennessee partnership, of record in Book 6880, Page 88, Register's Office for Davidson County, Tennessee, and being property conveyed to Lura Knox by deed from Rochford Realty and Construction Co., Inc., of record in Book 8733, Page 617, said Register's Office.

This property is commonly known as 225 Myhr Green (Unit No. 103), Nashville, Tennessee 37221.

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

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and assumed by Grantee, (2) the provisions and requirements of the Act and all covenants, conditions, restrictions, easements, and provisions of the Master Deed, (3) matters set forth on the Boundary Plat of Ashley Green of record in Book 6900, Page 24, Register's Office of Davidson County, Tennessee, (4) easements of record in Book 5374, Page 511, Book 5407, Page 643, and Book 6483, Page 907, said Register's Office, and (5) all other matters of record in said Register's Office.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that said is unencumbered. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real property to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

IN WITNESS WHEREOF, Grantor has caused her name to be signed hereto by her duly authorized attorney-in-fact under Power of Attorney of record as Instrument No. 20060830-0107305. Office of the Register for Davidson County, Tennessee, this **4th** of **September, 2009**.

Lura Knox, by her Attorney-in-Fact
Carol Knox Frist

LURA KNOX, by her Attorney-in-Fact,
CAROL KNOX FRIST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Donna Perkins**, a notary public in and for the said State and County, the within named **CAROL KNOX FRIST**, attorney-in-fact for the Grantor, Lura Knox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as attorney-in-fact for the Grantor, and is authorized by the Grantor to execute this instrument in behalf of the Grantor.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this **4th** day of **September, 2009**.

Donna Perkins

Donna Perkins, *Notary Public*

My Commission Expires: **09/03/12**

(S E A L)

DONNA PERKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $180,000.00.

Carol Knox Frist

CAROL KNOX FRIST, *Affiant*

SWORN TO and SUBSCRIBED BEFORE ME this **4th** day of **September, 2009**.

Donna Perkins

Donna Perkins, *Notary Public*

My Commission Expires: **09/03/12**

(S E A L)

DONNA PERKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires SEPT. 3, 2012