THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0906090 Record and Return to: BILL GARRETT, Davidson County Trans:T20090065809 DEEDWARR Recvd: 09/28/09 11:24 2 pgs Fees:13.00 Taxes:462.50 20090928-0089735	The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Lindsay Lopez Affiant Subscribed and sworn to before me this 25th day of September, 2009. Notary Public My commission expires: 6/29/2010 LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Grace Gilmore 360 Summit Ridge Circle Nashville, TN 37215	Churchill Mortgage 761 Old Hickory Blvd Corp. #400 Brentwood, TN. 37027	Map 131-05-B Parcel 360.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leah J. Smith**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Grace Gilmore**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 360 of Four Seasons Condominium, a Condominium Development, as shown on Plat of record in Plat Book 5050, page 30, 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 Four Seasons Condominiums of record in Book 6841, page 349, amended in Book 6847, page 122, 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 thereof, said Unit being depicted on Exhibit "D" to said Master Deed of record in Book 6841, page 390, and By-Laws of record in Book 6841, page 376, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Leah J. Smith, an unmarried woman, by deed from Allison K. Winters, unmarried, of record in Instrument Number 20050802-0090441, Register's Office for Davidson County, Tennessee dated July 27, 2005.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantee.
2. All matters shown on the Plan of record in Book 5050, page 30, and as shown as Exhibit D of Master Deed in Book 6841, page 390, Register's Office for Davidson County, Tennessee.
3. Easement Agreement of record in Book 6869, page 162, re-recorded in Book 6870, page 966, in the Register's Office for Davidson County, Tennessee.
4. Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums of record in Book 6841, page 349 as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
5. By-Laws appended to Master Deed in Book 6841, page 376, Register's Office for Davidson County, Tennessee.
6. Easement in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
7. Subject to sale and assignment of option in Book 5388, page 503, Register's Office for Davidson County, Tennessee.
8. Subject to conveyance in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance of water and sewage services in Book 5271, page 430, Register's Office for Davidson County, Tennessee.
10. Ingress-Egress easement and public utility easement in Book 5158, page 851, Register's Office for Davidson County, Tennessee.
11. Engineer's report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.
12. Ingress-Egress easement in Book 6869, page 157 and Book 7776, page 899, Register's Office for Davidson County, Tennessee.
13. Utility easement in Instrument 200109120099679, Register's Office for Davidson County, Tennessee.

This is improved property known as: 360 Summit Ridge Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 25th day of September, 2009.

Leah J. Smith

Leah J. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Leah J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 25th day of September, 2009.

Notary Public

My commission expires:

