THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28617-04-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me this 9th day of October, 2009. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Clata C. McMahon 214 Old Hickory Boulveard #145 Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 142-04-0-A-145.00CO

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, **Douglas Henry, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clata C. McMahon** ("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 214 Old Hickory Boulveard #145, Nashville, TN 37221

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.

Property has never been principal residence of Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of October, 2009.

Douglas Henry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Douglas Henry**, 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 for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2009.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20090069545 DEEDWARR
Recvd: 10/12/09 15:24 2 pgs
Fees: 13.00 Taxes: 259.00

20091012-0094724

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Belle Forest Condominium, of record in Plat Book 5200, Page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, as amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Douglas Henry, married, by deed dated 8/20/1999 from Charles H. Hubbard, Jr., unmarried, of record in Book 11659, Page 87, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Belle Forest Homeowners Association of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
3. 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 Belle Forest, of record in Book 5438, Page 699, amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
6. Easement agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
7. Easement for construction of drainage facility of record in Book 7957, Page 145, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
9. Easement for public utilities of record in Book 8019, Page 126, Register's Office for Davidson County, Tennessee.
10. Easement for sewer of record in Book 8248, Page 214, Register's Office for Davidson County, Tennessee.