391B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Paula Amanda Johns		Map/Parcel -
115 Rosebank Avenue	NEW OWNER	83-3A-1.00 CO
Nashville, TN 37206		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Curtis W. Borntrager and wife Holly Borntrager, a ½ undivided interest and Mark Buchanan, a ½ undivided interest,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Paula Amanda Johns, a single person** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, THE 111 ROSEBANK AVENUE TOWNHOMES, as established under Declaration and Master Deed of record in Instrument No. 20080206-0012479, corrected by Scrivener's Affidavit recorded in Instrument No. 20080213-0014519, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Curtis Borntrager and wife, Holly Borntrager and Joshua Cherry and wife, Sandra Deasy Cherry to Curtis W. Borntrager and wife, Holly Borntrager, a 1/2 undivided interest and Mark Buchanan, a 1/2 undivided interest as recorded on the 4th day of June, 2008 in Instrument No. 20080604-0057281 and part of Warranty Deed from March Egerton, a married person to Curtis Borntrager and wife, Holly Borntrager and Joshua Cherry and wife, Sandra Deasy Cherry as recorded on the 7th day of September, 2007 in Instrument No. 20070907-0107739, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE 111 ROSEBANK AVENUE TOWNHOMES, as recorded in Instrument No. 20071113-0133006, Register's Office of Davidson County.
2. Charter of The 111 Rosebank Avenue Owner's Association, Inc. Recorded at Instrument No. 20080213-0014519, said Register's Office.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE 111 ROSEBANK AVENUE TOWNHOMES of record in Instrument No. 20080206-0012479, corrected by Scrivener's Affidavit recorded at Instrument No. 20080213-0014519, said Register's office.

This is improved property commonly known as: 115 Rosebank Avenue, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20090080324 DEEDWARR
Recvd: 11/25/09 15:46 3 pgs
Fees:18.00 Taxes:669.33
20091125-0108727

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $180,900.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me
this 24th day of November, 2009

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this ____day of November, 2009.

Curtis W. Borntrager

Holly Borntrager by Mark Buchanan as attorney in fact
As attorney in fact

Mark Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2009, before me personally appeared Curtis W. Borntrager to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

VICKY N. MCMULLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires:

My Commission Expires 02/28/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Mark Buchanan, 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 Holly Borntrager, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Holly Borntrager by himself as attorney-in-fact.

Witness my hand, at office, this 24th day of November, 2009

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: _____

My Commission Expires 02/25/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2009, before me personally appeared Mark Buchanan to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires:

My Commission Expires 02/25/2011