WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$176,500.00.** Affiant Subscribed and sworn to before me, this the 11th day of December, 2009. Notary Public My commission expires: 3/7/2011 (AFFIX SEAL)

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Bonnie Gayle Robb**	Send Tax Bills To: BAC LOAN SERVICING	Map-Parcel Numbers **Map 143-01-0-A, Parcel 237CO**
237 Windsor Terrace Drive	P.O. Box 10219	
Nashville, TN 37221	VAN NUYS, CA 91410	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frances Cutler and George Hahn, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bonnie Gayle Robb

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 237 of the Windsor Terrace Condominiums, Phase III, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Windsor Terrace Condominiums, of record in Book 7150, Page 921, and amended in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, in Book 7729, Page 206, in Book 7980, Page 717, and in Instrument No. 200008110079911, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7150, Page 948, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Windsor Terrace Condominiums, Phase III, as set out on Exhibit "B" to the Second Amendment to the Master Deed, of record in Book 7661, Page 40, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Frances Cutler, by deed from Stuart A. Parsley, unmarried, of record in Instrument No. 20030522-0070029, Register's Office for Davidson County, Tennessee. The said Frances Cutler having since married.

This conveyance is subject to the Master Deed of record in Book 7150, Page 921, and amended in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, in Book 7729, Page 206, in Book 7980, Page 717, and in Instrument No. 200008110079911, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7150, Page 948; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as: **237 Windsor Terrace Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **11th** day of **December, 2009.**

Frances Cutler
Frances Cutler

George Hahn
George Hahn

BILL GARRETT, Davidson County
Trans: T20090084008 DEEDWARR
Recvd: 12/14/09 11:49 2 pgs
Fees: 13.00 Taxes: 653.05

20091214-0113704

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Frances Cutler and George Hahn,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **December, 2009.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

