THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09122333** BILL GARRETT, Davidson County Trans:T20100000616 DEEDWARR Recvd: 01/05/10 13:01 2 pgs Fees:13.00 Taxes:921.30 20100105-0000792	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,000.00. Laura Kathleen Wolohan Affiant Subscribed and sworn to before me, this 31st day of December, 2009. R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Laura Kathleen Wolohan 812 Hillview Heights Nashville TN 37204	Send Tax Bills To: New.Owner	Tax Information: Tax Parcel ID No. 105140C04200CO

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, **Samantha Hill now known as Samantha Reedy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Kathleen Wolohan**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 812 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit. Being the same property conveyed to Samantha Hill, unmarried by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102064, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CD ELLIOTTS PLAN, as recorded in Plat Book 21, Page(s) 78, in the Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20070525-0062832, 20070604-0065994 and 20070614-0071575 , in the Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association recorded at Instrument No. 20070703-0079126, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082 in the Register's Office for Davidson County, Tennessee.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819 in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded at Instrument No. 20060623-0075219 in the Register's Office for Davidson County, Tennessee.

Memorandum of Lease recorded in Book 10584, Page 149 in the Register's Office for Davidson County, Tennessee.

Attorney's Certificate recorded at Instrument No. 20070822-0100253 in the Register's Office for Davidson County, Tennessee.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.

This is improved property located at 812 Hillview Heights Nashville TN 37204.

Jamie Reedy joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2009.

Samantha Reedy

Samantha Reedy

Jamie Reedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha Reedy and Jaime Reedy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2009.

Susan Tatman

Notary Public

My Commission Expires: 11-7-2012

SUSAN TATMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012