WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Nancy L. Sawyer - Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nancy L. Sawyer, Trustee	NEW OWNER	Parcel ID:
112 Cottage Place		095020A11200CO
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Molly Flatt and Stephen F. Flatt and Joy McCandless and Nancy Flatt Meador, Devisees of The Estate of Vivian P. Flatt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nancy L. Sawyer, Trustee of The Ann Ladd 2008 Family Trust dated July 11, 2008
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 Unit No. 112, formerly known as Unit No. 12, shown on Exhibit "C" to the Master Deed for Cottage Place Condominiums, of record in Book 6520, Page 745,* as amended in Book 6569, Page 212; Book 6636, Page 722; and Book 6902, Page 829, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (*erroneously shown as Book 6250, pages 816-823 on prior deed)

Being the same property conveyed to Vivian Flatt, an unmarried person, by deed from Ralph H. Becker and wife, Lois S. Becker, of record in Instrument 20020911-0110560, dated September 9, 2002, Register's Office for said County. The said Vivian Flatt died testate on December 6, 2008, and the Estate was admitted to Probate as Probate No. 09P-18 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees of the Estate of Vivian Flatt pursuant to the authority granted by Will of the Decedent of record in Probate Court of Davidson County, Tennessee, File No. 09P-18.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6520, Page 745; Book 6569, Page 212; Book 6636, Page 722; Book 6902, Page 829, and Book 6520, Page 793, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6520, Page 745, as amended in Book 6569, Page 212; Book 6636, Page 722; and Book 6902, Page 829, said Register's Office; (3) Easement for Water Main of record in Book 722, Page 268, and Book 722, Page 324, said Register's Office; (4) Easement of record in Book 5256, Page 398, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 112 Cottage Place, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20100002731 DEEDWARR
Recvd: 01/14/10 11:12 2 pgs
Fees:13.00 Taxes:480.63
20100114-0003502

Witness our hands this 12th day of January, 2010.

Estate of Vivian P. Flatt

Molly Flatt

By: Molly Flatt, Devisee

Stephen F. Flatt

By: Stephen F. Flatt, Devisee

Joy McCandless

By: Joy McCandless, Devisee

Nancy Flatt Meador

By: Nancy Flatt Meador, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly Flatt and Stephen F. Flatt and Joy McCandless and Nancy Flatt Meador, Devisees of The Estate of Vivian P. Flatt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of The Estate of Vivian P. Flatt and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.