THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09112283**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $115,456.95. Affiant Subscribed and sworn to before me, this 29th day of January, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Karen M. Bartlett 301 Post Creek Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128150B30100CO

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, **Kathleen M. Swisher, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen M. Bartlett**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Unit No. 301 as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, page 811, and referred to as Exhibit "B" found at pages 813, 814 and 815, to which plat reference is hereby made for a more complete description; Book 6846, page 811, amending original Master Deed, of record in Book 6838, page 445; all references of record in the Register of Deeds office of Davidson County, Tennessee. Being the same property conveyed to Kathleen M. Swisher, an unmarried woman by Warranty Deed from Jason Stein, a married man, and Carole Stein, joint tenants with the right of survivorship and not as tenants in common, recorded on the 14th day of July, 2006 in Instrument No. 20060714-0084828, 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.

Charter of Post House-Bellevue Condominium Association, recorded in Book 6848, Page 541.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing POST HOUSE-BELLEVUE CONDOMINIUM of record in Book 6838, Page 445, as amended by instrument(s) of record in Book 6846, Page 811 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 301 Post Creek Rd Nashville TN 37221.

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.

BILL GARRETT, Davidson County
Trans:T20100007448 DEEDWARR
Recvd: 02/05/10 13:05 2 pgs
Fees:13.00 Taxes:427.19
20100205-0009385

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 28th day of January, 2010.

Kathleen M. Swisher

STATE OF Pennsylvania)
COUNTY OF Delaware)

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

Witness my hand, at office, this 28th day of January, 2010.

Notary Public

My Commission Expires: April 9, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ginola L. Johnson, Notary Public
Chadds Ford Twp., Delaware County
My Commission Expires April 9, 2013
Member, Pennsylvania Association of Notaries