BILL GARRETT, Davidson County
Trans:T20100020262 DEEDWARR
Recvd: 04/07/10 08:39 2 pgs
Fees:13.00 Taxes:632.70
20100407-0025925

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2010.

NOTARY PUBLIC

My Commission expires: 5/8/2012

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.378.7063 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rosemary Mortimer 4487 Post Place, Unit #6 Nashville, TN 37205	PO Box 158732 Nashville, TN 37215	103-15-OB-006.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Laura E. Duncan, previously known as Laura E. Durham

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Rosemary Mortimer, an unmarried woman

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 on the plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference hereto.

BEING the same property conveyed to Laura E. Durham, a single person, by warranty deed of record, recorded December 31, 1992, in Book 8828, Page 472, Register's office for Davidson County, Tennesse; Laura E. Durham having since married and now known as Laura E. Duncan, Laura E. Durham and Laura E. Duncan being one and the same person. David D. Duncan joins in this conveyance as spouse of Laura E. Duncan.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4487 Post Place, Unit #6, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 17th day of March, 2010.

"GRANTORS"

Laura E. Duncan

David D. Duncan

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Laura E. Duncan and David D. Duncan, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2010.

My commission expires: 6/5/2012

{Seal} PATRICIA G. HODGES NOTARY PUBLIC AT LARGE: DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public