(2)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $111,450.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF APRIL, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03395 CHADWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephanie A. Chadwell	Same	117-15A-60.00 CO
1900 Richard Jones Road B104		
Nashville, TN 37215		

FOR AND 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,

JENNIFER BIBEAU. A MARRIED WOMAN*

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

STEPHANIE A. CHADWELL, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is property known as 1900 Richard Jones Road B104, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, 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.

Witness hand on the 5th day of April, 2010.

Jennifer Bibeau by Jim R. Vanderpool,
attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 5th day of April, 2010, before me personally appeared Jim R. Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jennifer Bibeau** and acknowledged that he executed the same as the free act and deed of said **Jennifer Bibeau**.

Witness my hand and official seal at Nashville, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20100020873 DEEDWARR
Recvd: 04/08/10 13:59 2 pgs
Fees:13.00 Taxes:412.37
20100408-0026706

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment, known as Parcel No. 60, being Unit B-104 in a Horizontal Property Regime located on the Plan of The Green Hills Terrace of record in Book 5200, Page 64, Register's Office for said County, and as established by the Master Deed and attendent By-Laws for The Green Hills Terrace of record in Book 5304, Pages 702 and 745, as amended in Book 7841, Page 557, said Register's Office to which reference is here made.

Being the same property conveyed to Jennifer Bibeau, an unmarried person by Warranty Deed from Jack N. Tutterrow and wife, Victoria B. Tutterrow, recorded on the 21st day of May, 2004 in Instrument No. 20040521-0059976, in the Register's Office of Davidson County, Tennessee.

*The Grantor has since married , however the Grantor's Spouse has never lived in the Property as a primary residence.

This instrument is being executed in behalf of Jennifer Bibeau pursuant to a power of attorney executed by the same on the 03/25/2010, and being filed for in Instrument # 20100408-0026705, Register's Office for 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.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11362, Page 463 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of The Green Hills Terrace recorded in Book 5304, Page 745, amended in Book 9830, Page 181.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557; 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.

g. Easement for Overhang, recorded in Book 4317, Page 162.

h. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569.

i. Easement recorded in Book 4320, Page 896.