WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025239 DEEDWARR
Recvd: 04/28/10 09:56 2 pgs
Fees:13.00 Taxes:384.80
20100428-0032098

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$104,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2010.

Notary Public

My commission expires: 7-25-12
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Monica L. DeMartino	Suntrust Mortgage Inc	**Map 129-15-0-A Parcel 052.00co**
21 Vaughns Gap Road #52	401 Commerce St, Ste 6100	
Nashville, TN 37205	Nashville TN 37219	

FOR AND IN 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,

Anne L. Julien, now known as Rhea Anne Lee, an unmarried woman

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

Monica L. DeMartino, a married woman

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. 52 of the Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7091, Page 351 and amended in Instrument No. 20071025-0126213, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plan of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Anne L. Julien, unmarried, by Deed from Sue E. McIllwain, now known as Sue M. Shapiro, married, of record in Book 10236, Page 867, Register's Office for Davidson County, Tennessee. Anne L. Julien is also known as Rhea A. Lee. Anne L. Julien is now known as Rhea Anne Lee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed of record in Book 7091, Page 302, and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 7091, Page 351 and amended in Instrument No. 20071025-0126213, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **21 Vaughns Gap Road #52, Nashville, TN 37205**

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 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.

Witness my/our hand(s) this **27th** day of **April, 2010.**

Rhea Anne Lee

Anne L. Julien now known as Rhea Anne Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anne L. Julien, now known as Rhea Anne Lee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.