THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100026070 DEEDWARR
Recvd: 04/30/10 15:02 2 pgs
Fees:13.00 Taxes:814.00
20100430-0033187

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 220,000.00.

Allison L. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/24/13

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison L. Bell	Farmington Financial Group	MAP 131-06-0D
404 Clifton Place	1912 21st Avenue South	PARCEL 404.00
Nashville, TN 37215	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patricia Bowers Grace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison L. Bell,,,** a single 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:

A certain condominium apartment unit in Davidson County, Tennessee, and being Unit No. 404 on the plan of Burton Hills Townhomes, Village of Belair. Phase I, as of record as Exhibit B to the Master Deed as of record at Book 6690, page 70, as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 43, and Instrument Number 20010627006812 3, and the By-Laws attached thereto, all as of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliances as agreed, carpets and floor coverings, and/or other improvements therein and the undivided interest in the General and Limited Common Elements thereto (all hereinafter referred to as the "Property").

Being the same property conveyed to Patricia Bowers Grace by deed from Colleen M. Harris, an unmarried person of record in Instrument No. 20030414-0049015, Register's Office for Davidson County, Tennessee, dated April 11, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Stephen W. Grace, spouse of Patricia Bowers Grace, joins in said conveyance to relinquish any and all marital rights he may have in said property.

This is () UNIMPROVED
(X) IMPROVED property known as **404 Clifton Place, 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 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.

Witness our hand(s) this the 28th day of April, 2010.

Patricia Bowers Grace
Patricia Bowers Grace

Stephen W. Grace by Patricia Bowers Grace, Attorney in Fact
Stephen W. Grace by Patricia Bowers Grace, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Bowers Grace** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of April, 2010.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Bowers Grace** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stephen W. Grace**, as Attorney in Fact, as the free act and deed of the within named **Stephen W. Grace**.

Witness my hand and official seal this the 28th day of April, 2010.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public