Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100027020 DEEDWARR
Recvd: 05/06/10 08:39 3 pgs
Fees:18.00 Taxes:986.05
20100506-0034379

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$266,500.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 30th DAY OF ~~May~~ APRIL 2010
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jennings 2058 Graybar Lane Nashville, TN 37215	NEW OWNER	Map 117 11 OD Parcel 029.00 CO

For and in 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,

Valerie A. Bolin, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Jennings, UNMARRIED

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:

Land in Davidson County, Tennessee, being Unit 2058, together with the appurtenant interest in the common elements of Turnberry Square, a horizontal property regime, established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed. *6686

Being the same property conveyed to Valerie A. Bolin, by deed from Susan L. Hendrix O'Connell, dated November 30, 2000, of record in Instrument No. 20001204-0118419 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest 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; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 6686, page 166, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record. ***

This is ☐un ☒improved property known as: 2058 Graybar Lane Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 29 day of ~~May~~ April, 2010.

Valerie A. Bolin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Valerie A. Bolin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2010.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 7, 2011

CERTIFIED FOR REMOTE FILING:

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____

_____. My Commission Expires: _____
Notary Public

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

*** Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TURNBERRY SQUARE, as recorded in Plat Book 6686, Page(s) 227.

Terms and provisions of by-Laws of Turnberry Square Condominiums recorded in Book 6686, Page 197, amended at Instrument Nos. 20000801-0075604 and 20060912-0112658.

Charter of Turnberry Square Homeowners' Association, Inc. recorded in Book 6849, Page 237.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TURNBERRY SQUARE Condominium of record in Book 6686, Page 166 , as amended by instrument(s) of record in Book 6814, Page 165, Book 8747, Page 521 and Book 9315, Page 795; 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.

Storm Water Detention Agreement recorded in Book 6634, Page 506.

Designation of SHN Partnership recorded in Book 8747, Page 536.