**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20100033315 DEEDWARR
Recvd: 06/02/10 13:54 2 pgs
Fees:13.00 Taxes:773.30
20100602-0042484

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$209,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2010.

Notary Public

My commission expires: 8/23/2011
(AFFIX SEAL)

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
Natalie J. Thilem	**CUCORP, Inc.**	**Map 104-09-0K Parcel 110.00co**
3818 West End Avenue #110	**1400 Eighth Ave. South**	
Nashville, Tennessee 37205	**Nashville, TN 37203**	

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,

Joshua F. McWaters, an unmarried man

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

Natalie J. Thilem , an unmarried 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:

Land in Davidson County, Tennessee, being Unit 110 on the plan of The Montclair, according to the Master Deed of record in Book 7332, Page 380 as amended in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register's Office of Davidson County, Tennessee, and more particularly described in Exhibit "B" of Master Deed of record in Book 7332, Page 380, as amended in Book 7902, Page 113, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a particular description.

Being the same property conveyed to Joshua F. McWaters, by Deed from Elvie Thomas Oliver and wife, Mattie Doris Oliver, of record in Instrument No. 20090506-0041821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; 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 **3818 West End Avenue #110, Nashville, Tennessee 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 **1st** day of **June, 2010.**

Joshua F. McWaters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joshua F. McWaters,** 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 **1st** day of **June, 2010.**

Notary Public

My Commission Expires: 2/24/13

