After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100036877 DEEDWARRSP
Recvd: 06/17/10 10:45 3 pgs
Fees:18.00 Taxes:888.00
20100617-0047136

FROM: Monica Acker, now known as Monica Futrell

TO: Leah M. Tremaine and Larry M. Tremaine or their successors, Trustees of the Leah M. Tremaine Trust Agreement dated September 20, 2006

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Leah Tremaine and Larry Tremaine Trustees of Leah M. Tremaine Trust 31 Clipper Drive Mystic, Connecticut 06355	Leah Tremaine and Larry Tremaine Trustees of Leah M. Tremaine Trust 31 Clipper Drive Mystic, Connecticut 06355	Map 93-6-1-C Parcel 107

THIS INSTRUMENT PREPARED BY: Monica Futrell, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2010.

Notary Public

My Comm. Expires: 5/6/2013

SABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Monica Acker, now known as Monica Futrell, married, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Leah M. Tremaine and Larry M. Tremaine or their successors, Trustees of the Leah M. Tremaine Trust Agreement dated September 20, 2006, hereinafter called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Real property in Davidson County, Tennessee, being Unit No. FU-2104, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned

and restated.

Being the same property conveyed to Monica Acker, by Special Warranty Deed from Cumberland Penthouses, LLC, a Tennessee limited liability company, of record as Instrument No. 20060608-0068002, Register's Office for Davidson County, Tennessee. Monica Acker is now known as Monica Futrell.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2010 Metropolitan Government Taxes.

2. Master Deed for Cumberland Penthouses, a Condominium, of record as Instrument No. 20050405-037081, said Register's Office, as amended and restated by Amended and Restated Master Deed of record as Instrument No. 20050527-0060253, said Register's Office.

3. All matters shown on the plan of record in Book 8250, page 512, said Register's Office.

4. Capitol Mall Redevelopment Project restrictive covenants of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, and Instrument No. 20050124-0008719, said Register's Office.

5. Rights of others in and to the common areas.

This is improved property located at 555 Church Street, Unit FU-2104, Nashville, Tennessee 37219.

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, their heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand this 16th day of June, 2010.

Monica Futrell f/k/a Monica Acker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of June, 2010.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 5-20-2014



My Commission Expires MAY 20, 2014

3772627.1