BILL GARRETT, Davidson County
Trans:T20100041768 DEEDWARR
Recvd: 07/08/10 09:35 2 pgs
Fees:13.00 Taxes:441.60
20100708-0053424

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ashley Mallard
2060 Nashboro Blvd.
Nashville, TN 37217

MORTGAGEE

SEND TAX BILLS
Mortgagee - WR Starkey Mtg
5055 West Park Blvd
Plano, TX 75093

MAP-PARCEL:
MAP 135-12-0-B
PARCEL 050.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nancy Neelley, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ashley Mallard, 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 Lot & Unit No. 50, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Neelley, unmarried by deed from Nancy N. Emrich (n/k/a Nancy Neelley), dated May 15, 2008 and filed of record in Instrument No. 20080521-0051977, Register's Office for Davidson County, Tennessee.

This is not the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 11703, Page 520; Book 4827, Page 14; Instrument No. 2000316-0027171; Consent to Declaration of record in Instrument No. 20010322-0027768; By-Laws of record in Book 11703, Page 560; Charter of record in Book 11703, Page 518; Memorandum of Lease of record in Book 10690, Page 327; License to Use Fitness Center & Swimming Pools of record in Instrument No. 20020507-0056329; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8870, Page 887 and in Book 8870, Page 932; Overhead Line Easement of record in Book 4815, Page 425; Cable Television Easement of record in Instrument No. 20001012-0101575; Stormwater Detention Agreement of record in Instrument No. 20010314-0024179; Deed of record in Book 10110, Page 554 and Instrument No. 20001010-0100360; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 11700, Pages 49 and 50, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2060 Nashboro Blvd. Nashville, TN 37217.**

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 hands this 14th day of June, 2010.

Nancy Neelley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy Neelley, the bargainor(s) 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 for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $119,350.00.

AFFIANT

Subscribed and sworn to before me this 4th day of June, 2010.

NOTARY PUBLIC

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-18-12