B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,500.00

Affiant

Subscribed and sworn to me on July 30, 2010.

NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100046914 DEEDWARR
Recvd: 07/30/10 15:10 2 pgs
Fees:13.00 Taxes:601.25
20100730-0059938

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24609SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elaine Harrison Marilou Harrison 2726 Linmar Avenue Nashville, TN 37215	SAME AS NEW OWNERS	104-14-D-010 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Russell Clay Fankhauser, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Elaine Harrison, an unmarried person and Marilou Harrison, a married person, as Tenants in common with the right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 10, together with the appurtenant interest in the common elements of Linmar Place III, a horizontal property regime established by Master Deed of record in Book 7887, page 558, as amended in Book 8103, page 984, in the Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Russell Clay Fankhauser, unmarried, by Warranty Deed from Alisa G. McMurtry and husband, David Milner, of record as Instrument No. 20050407-0038507 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Restrictive Covenants of record in Book 3873, page 966, in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to 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, including the agreement to pay assessments for the maintenance of common areas; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Linmar Place III Condominiums of record in Book 7887, page 558, as amended in Book 8103, page 984, in said Register's Office.

4. Subject to matters shown on Plan of Linmar Circle Subdivision of record in Plat book 3500, page 137, in said Register's Office.
5. Easements to the State of Tennessee of record in Book 4740, page 21; Book 4844, page 611, and Book 7852, page 631, in said Register's Office.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2726 Linmar Avenue, 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 GRANTOR does covenant with the said GRANTEES that his is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 on July 30, 2010.

Russell Clay Fankhauser

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 30, 2010, before me personally appeared Russell Clay Fankhauser to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 30, 2010.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE