[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sheila Nye		Map/Parcel -
4000 Anderson Rd., Apt 48	New Owner	136030A04800CO
Nashville, TN 37217		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Baljit S. Baidwan** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Sheila Nye, a single person** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 48, Building No. 12, in a Horizontal Property Regime located on the Plat of Phase 1 Condominium Townhouses, Phase 1 Priest Lake Park, of record in Book 4460, Page 79 and revised in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Baljit S. Baidwan by Special Warranty Deed from Federal Home Loan Mortgage Corporation, recorded on the 2nd day of March, 2010 in Instrument No. 20100302-0015876, in the Register's Office of Davidson County, Tennessee.

This is not the primary residence of Baljit S. Baidwan nor has it ever been the primary residence.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRIEST LAKE PARK, as recorded in Plat Book 4460, Page(s) 79 and revised in Book 4460, Page 88 as recorded in the Register's Office for Davidson County, Tennessee.
3. Terms and provisions of by-Laws of Priest Lake Park Condominium Association recorded in Book 4651, Page 420, Book 5083, Page 417, amended in Book 8115, Page 838, Book 9089, Page 765 and Instrument No. 20050817-0097909, said Register's Office.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PRIEST LAKE PARK Condominium of record in Book 4651, Page 412, Book 4943, Page 692 and Book 5189, Page 671 , as amended by instrument(s) of record in Book 4979, Page 939, said Register's Office.
5. Charter of Priest Lake Park Condominiums, Inc. Recorded in Book 4944, Page 115, said Register's Office.
6. Rules and Regulations recorded in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75 and Instrument Nos. 20011025-0116633, 20050621-0071262, 20060228-0022872 and 20060228-0022873, said Register's Office.

This is improved property commonly known as: 4000 Anderson Rd., Apt 48., Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20100047646 DEEDWARR
Recvd: 08/03/10 11:00 2 pgs
Fees:13.00 Taxes:292.30
20100803-0060910

[STATE OF TENNESSEE]
[COUNTY OF WILSON]

The actual consideration or value, whichever is greater for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me
this 30th day of July, 2010

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of July, 2010.

Baljit S. Baidwan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2010, before me personally appeared Baljit S. Baidwan to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY