BILL GARRETT, Davidson County
Trans:T20100048971 DEEDWARR
Recvd: 08/09/10 10:31 2 pgs
Fees:13.00 Taxes:418.10

20100809-0062564

WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

State of Tennessee)
County of Davidson)

G#4579-2

The actual consideration or value, whichever is greater, for this transfer is **$113,000.00.**

Affiant

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

Notary Public

My commission expires: 7.3.12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Laura Rosenbauer	same	**Map 161-11-0-A Parcel 176.00co**
409 Huntington Ridge Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Laura E. Pullen, unmarried

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

Laura Rosenbauer, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 No. 67 on the Plan of Huntington Ridge Townhouses, a Planned Unit Development, as of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Laura E. Pullen, unmarried, by Warranty Deed dated December 21, 1998, from Dianna Fyke, unmarried, of record in Book 11266, Page 50, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 4729, Page 687, and as amended in Book 4889, Page 905, and in Book 5394, Page 243, said Register's Office; By-Laws of record in Book 7423, Page 762, and as amended and restated in Instrument No. 20080324-0029069, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed on behalf of Laura E. Pullen, pursuant to a Power of Attorney executed by her on the 22nd day of July, 2010, of record in Instrument No. 20100809-0062563, Register's Office for Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property, known as: **409 Huntington Ridge Drive, Nashville, TN 37211**.

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 **30th** day of **July, 2010.**

Laura E. Pullen

Laura E. Pullen

By Dan E. Minor, Attorney-In-Fact

By: Dan E. Minor, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Dan E. Minor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Laura E. Pullen,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Laura E. Pullen,** for the purpose therein contained, by signing the name of **Laura E. Pullen,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2010.**

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/24/13