03 Realty Title

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29641-07-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $122,900.00. Leah A. Adcock Affiant Subscribed and sworn to before me this 13th day of August, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY TENN. STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: **Julie B. Howlett** 2120 Lebanon Pike, Apt. 84 Nashville, TN 37210	**Send Tax Bills To:** **PEOPLES HOME EQUITY, INC.** **213 WARD CIRCLE, #201** **BRENTWOOD, TN 37027**	**Tax Information:** Map and Parcel No.: 095 050 B 16600 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah A. Adcock, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Julie **B. Howlett** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2120 Lebanon Pike, Apt. 84, Nashville, TN 37210

This is not now nor has it ever been the principal residence of Doug Jones, spouse of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2010.

Leah A. Adcock
Leah A. Adcock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leah A. Adcock**, 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, at office, this 13th day of August, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY TENN. STATE OF TENNESSEE

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100051495 DEEDWARR
Recvd: 08/19/10 09:01 2 pgs
Fees:13.00 Taxes:454.73

20100819-0065533

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 84, together with the appurtenant interest in the common elements of Easthaven Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-2 to the aforementioned Declaration.

Being the same property conveyed to Leah A. Adcock, an unmarried woman by deed dated 08/24/04 from R.J. York Homes, LLC of record in Instrument No. 20040826-0103553, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Dedication of common area to Easthaven Townhomes Owners Association, Inc. of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee
3. Charter of Incorporation of Easthaven Townhomes Owners Association, Inc. of record in Instrument No. 20010806-0083542, amended in Instrument No. 20020709-0082356, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declarations (and By-Laws) for Easthaven Townhomes, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, instrument No. 20060425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
5. Easement for ingress/egress of record in Instrument No. 20031007-0147962, Register's Office for Davidson County, Tennessee.
6. Easement for electric power transmission lines of record in Book 1207, page 513, and Book 1163, page 638, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20010628-0068559, Register's Office for Davidson County, Tennessee.