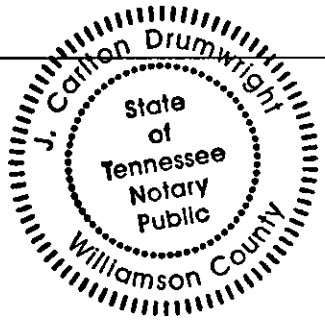
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2010.

Notary Public

My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sandra Wanner	**New Owner**	**Map 083, Group 06-0-A, Parcel 009.00CO**
97 Scott Avenue, Unit 9		
Nashville, TN 37206		

BILL GARRETT, Davidson County
Trans:T20100054313 DEEDWARR
Recvd: 08/31/10 11:59 2 pgs
Fees:13.00 Taxes:703.00
20100831-0069079

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marsha A. Lanier, unmarried

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

Sandra Wanner

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 Unit 9, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Marsha A. Lanier, by Warranty Deed, from Affordable Housing Resources, Inc., of record in Instrument No. 20050405-0036694, Dated March 31, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All Matters of Plat Book 332, page 38, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20060713-0084325, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20050114-0005281, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20050114-0005282 and amended in Instrument No. 20050126-0009812, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20050114-0005282, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 97 Scott Avenue, Unit 9, Nashville, TN 37206.

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 in 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 23rd day of August, 2010.

Marsha A. Lanier

Marsha A. Lanier

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Marsha A. Lanier, ~~with whom I am personally acquainted~~ (or who proved to me ~~his~~/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2010.

Karen C. Hewitt

Notary Public

My Commission Expires: 09-16-2011

KAREN C. HEWITT
COMM. # 1768199
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES SEPT. 16, 2011

File #: 100657CD
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027