Prepared by:
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BILL GARRETT, Davidson County
Trans:T20100060796 DEEDWARR
Recvd: 09/27/10 14:46 3 pgs
Fees:18.00 Taxes:368.15
20100927-0076836

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $99,500.00

Affiant

Subscribed and sworn to before me, this 17th day of September 2010.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Frederick. Watkins	U.S. Bank Home Mortgage	142090A05500CO
737 Albar Dr.	4801 Frederica Street	
Nashville, TN 37221-0000	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gail A. Donaldson, married and Donald R. Loveless hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Frederick R. Watkins, unmarried hereinafter called the Grantee(s) his 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 No. 47-A on the Plan of Doral Country Villa Condominiums, Section 3, as of record in Book 5050, Page 48, * Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Audrey M. Loveless and Gail A. Donaldson by deed dated July 23, 1993 from Patricia W. Bonn, a single person of record in Book 9024 Page 444, Register's Office for Davidson County, Tennessee. Property further conveyed by Quitclaim Deed to Audrey M. Loveless, Gail A. Donaldson and Donald R. Loveless, married dated April 27, 2007 from Audrey M. Loveless, unmarried and Gail A. Donaldson, married of record in Instrument No. 20070501-0051556, Register's Office for Davidson County, Tennessee. Audrey Loveless having died intestate on February 9, 2010. Affidavits of Heirship of record in Instrument Nos. 20100927 00 76834 and 20100927 00 76835 state that the sole heirs of Audrey Loveless are Gail A. Donaldson and Donald R. Loveless.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which

* and established under Master Deed of record in Book 5011, Page 395, amended in Book 5015, Page 251; Book 5119, Page 749; Book 5124, Page 167 and in Instrument Number 20070504-0053687,

are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5011 Page 395 and amended in Book 5015 Page 251 and Book 5119 Page 749 and Book 5124 Page 167, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Doral Country Villa Condominiums, Section 3 Condominiums and recorded in Book 5011 Page 395 Register's Office for said county. 4) All matters appearing on plan of Doral Country Villa Condominiums, Section 3, of record in Book 5050 Page 48, Register's Office for Davidson County, Tennessee

This property is improved property known as 737 Albar Dr., Nashville,, Tennessee 37221-0000

This was not the primary residence for Gail A. Donaldson and Donald R. Loveless, therefore the marital rights of their spouses are hereby waived and all rights that they may have including but limited to the homestead, dower, elective share and all other exemptions and marital rights in this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 17th day of September, 2010.

Gail A. Donaldson BY Thomas Heard
Attorney in Fact

Gail A. Donaldson by Thomas Heard
Attorney in Fact.

Donald R. Loveless

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Loveless, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of September, 2010.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 3/2a/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2010, before me personally appeared Thomas Heard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gail A. Donaldson acknowledged that such person executed the same as the free act and deed of Gail A. Donaldson.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires 3/2a/11
FILE NO: 06580