File No. 100671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Whitaker	William A. Whitaker	093 02 4A 407.00 CO
(NAME)	(NAME)	
178 2nd Avenue North Unit 407	1099 Wright's Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Rosario Arnold, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Whitaker and wife, Patricia A. Whitaker, as tenants by the entirety to a one-half interest and as tenants in common with William H. Whitaker and wife, Pamela L. Whitaker, as tenants by the entirety as to the remaining one-half interest, 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:

Being Unit No. 407 together with the appurtenant interest in the common elements of The Quarters Condominiums, a horizontal property regime established by Master Deed recorded as Instrument No. 20050902-0106149, Register's Office for Davidson County, Tennessee, said Unit depicted on the Map of The Quarters Condominiums which is attached as Exhibit "D" to the Master Deed.

Being the same property conveyed to Rosario E. Arnold by deed from Rosario Arnold, dated November 8, 2007 and recorded on November 20, 2007 in Instrument No. 20071120-0135803, Register's Office, Davidson County, Tennessee and further conveyed to Rosario Arnold by Quitclaim Deed from Rosario E. Arnold, dated September 30, 2010 and recorded on October 6th, 2010 in Instrument No. 20101006-0079897, Register's Office, Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Quarters Condominiums of record in Instrument No. 20050902-0106149, said Register's Office.

Restrictive covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, page 130 and Book 11625, page 280, said Register's Office.

Tennessee conservation easement of record in Book 7088, page 975, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100063209 DEEDWARR
Recvd: 10/06/10 08:51 2 pgs
Fees:13.00 Taxes:620.49
20101006-0079898

File No. 100671

unimproved ☐

This is improved ☒ property, known as 178 2nd Avenue North Unit 407, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 30th day of September, 2010.

Rosario Arnold

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosario Arnold, the bargainor(s), 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 and official seal this 30th day of September, 2010.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner