THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091335**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this28th day of October, 2010. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20100069322 DEEDWARR
Recvd: 11/02/10 09:19 2 pgs
Fees:13.00 Taxes:1110.00
20101102-0087575

WARRANTY DEED

Address New Owner: Kathryn M. Nichols 1204 A Cedar Lane Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-5C-7.00CO

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, **Meredith M. McCoy Quigley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn M. Nichols, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1, including the private elements appurtenant to said Unit, on the Plan of Cedar Lane Condominiums, Phase Three, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "B" to the Amendment to Master Deed of record in Instrument No. 20030408-0046334, said Register's Office, establishing Cedar Lane Condominiums, Phase Three, a Condominium, said Amendment amending Master Deed of record in Instrument No. 20020530-0065774, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Meredith M. McCoy by Warranty Deed from RAC Closing Services LLC, a Delaware limited liability company, recorded on the 12th day of January, 2006 in Instrument No. 20060112-0004775, in the Register's Office of Davidson County, Tennessee. Meredith M. McCoy now known as Meredith M. McCoy Quigley.

Travis Quigley, husband of Meredith M. McCoy Quigley, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CEDAR LANE SUBDIVISION, as recorded in Instrument No. 20020205-0015653 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CEDAR LANE CONDOMINIUMS, PHASE ONE of record in Instrument No. 20020530-0065774 , as amended by instrument(s) of record in Instrument No.

20020712-0084158, 20030408-0046333 and 20030408-0046334 ; also subject to easements, rights and interests 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.
Easement for Sanitary Sewer/Storm Drainage, recorded in Book 8789, Page 961.
Charter recorded at Instrument No. 20020530-0065773.

This is improved property located at 1204 A Cedar Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of October, 2010.

Meredith M. McCoy Quigley

Travis Quigley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith M. McCoy Quigley and Travis Quigley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County