BILL GARRETT, Davidson County
Trans:T20110002314 DEEDWARR
Recvd: 01/12/11 10:41 2 pgs
Fees:13.00 Taxes:843.60
20110112-0003262

261

[ADDRESS NEW OWNER:]		[MAP-PARCEL NO.]
Jenny Cho Fontenot		Map/Parcel -
3127 Long Blvd, Unit 201	NEW OWNER	104021A20100CO
Nashville, TN 37203	Send tax bills to	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Anne M. Jacobson**, a **single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jenny Cho Fontenot** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with parking space Number 37, as shown on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-0134372 said Register's Office.

Being the same property conveyed to Anne M. Jacobson, unmarried by Warranty Deed from Ricky D. Davis, unmarried, recorded on the 18th day of June, 2007 in Instrument No. 20070618-0072665, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Terms and provisions of by-Laws of Park West Court Condominium Association, Inc. Recorded in Instrument No. 20050714-0081900, said Register's Office.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Park West Court Condominium of record in Instrument No. 20050714-0081900 , as amended by instrument(s) of record in Instrument No. 20061030-0134372 , said Register's Office.
4. Charter of Park West Court Condominium Owners Association, Inc. Recorded at Instrument No. 20050707-0078752, said Register's Office.
5. Easement for Storm Drainage recorded in Instrument No. 20050913-0110219, said Register's Office.
6. Stormwater Detention Agreement recorded at Instrument No. 20050913-0109997, said Register's Office.
7. Easement for driveway as set out in the deeds recorded in Book 712, Page 120 and Book 898, Page 758, said Register's Office.
8. Grant of Appurtenant Easements for Joint Driveway recorded in Book 11602, Page 445, said Register's Office.
9. Applicable Restrictions recorded in Book 647, Page 310, Book 498, Page 281 and Book 573, Page 53, said Register's Office.
10. Non-Exclusive permanent access easement as set out at Instrument No. 20040430-0049497, said Register's Office.

11. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, said Register's Office.
12. Application to Combine Parcels recorded at Instrument No. 20050728-0088338, said Register's Office.

This is improved property commonly known as: 3127 Long Blvd, Unit 201, Nashville, TN 37203

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $228,000.00

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 7th day of January, 2011

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of January, 2011

Anne M. Jacobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2011, before me personally appeared Anne M. Jacobson, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
My Commission Expires 01/09/2012