WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009877 DEEDWARR
Recvd: 02/16/11 13:45 2 pgs
Fees:13.00 Taxes:297.11
20110216-0013310

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $80,300.00.

Affiant

Subscribed and sworn to before me this 11th day of February, 20 11.

Notary Public
My Commission expires: 5-2-11
(Affix Seal)

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires May 2, 2011

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christiane R. White	New Owner	064-16-0-A-112.00CO
112 General Jackson Lane, #1		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sarah Nowlin, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christiane R. White**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 112 in a Horizontal Property Regime of Jackson Meadows, Phase I of record in Book 6900, page 527, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah Nowlin, unmarried, by deed from John Stark, on June 20, 2003, of record in Instrument Number 20030723-0103165, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue..
- Subject to all matters as shown on the Plan of record in Book 6900, page 527, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 7433, page 236, amended in Book 7434, page 642, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7433, page 282, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5796, page 42, amended in Book 7433, page 280, Register's Office for Davidson County, Tennessee.

This is improved property known as: **112 General Jackson Lane, #1, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 11, 2011.

Sarah Nowlin 2-11-11
Sarah Nowlin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah Nowlin,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 11, 2011

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY