THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020136** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $368,000.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2011. Notary Public My Commission Expires: __

BILL GARRETT, Davidson County
Trans:T20110010560 DEEDWARR
Recvd: 02/22/11 09:01 2 pgs
Fees:13.00 Taxes:1361.60
20110222-0014249

WARRANTY DEED

Address New Owner: Julie D. Moore 401 Bowling Ave #35 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-A-46.00 CO

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, **Glenna Baker Gershowitz, Trustee of the Glenna Baker Gershowitz Revocable Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie D. Moore**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 46, also known as Unit 35, RICHMEADE PLACE, SECTION THREE, as shown on plat of record in Plat Book 5050, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Glenna Baker Gershowitz, Trustee of the Glenna Baker Gershowitz Revocable Living Trust by Warranty Deed from Eric Fischer and wife, Kristen McEvoy, recorded on the 13th day of October, 2005 in Instrument No. 20051013-0123367, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHMEADE PLACE, SECTION THREE, as recorded in Plat Book 5050, Page(s) 19.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4941, Page 637, Book 5036, Page 338, Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628.

Charter of Homeowners Association recorded in Book 4942, Page 633.

By-Laws recorded in Book 4941, Page 689 and Book 5213, Page 945.

This is improved property located at 401 Bowling Ave #35 Nashville TN 37205.

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 17th day of February, 2011.

Glenna Baker Gershowitz, Trustee of the Glenna Baker Gershowitz Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenna Baker Gershowitz, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Glenna Baker Gershowitz Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014