THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020164** BILL GARRETT, Davidson County Trans:T20110013386 DEEDWARR Recvd: 03/07/11 09:18 2 pgs Fees:13.00 Taxes:962.00 20110307-0017778	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this3rd day of March, 2011. Notary Public My Commission Expires: 07/08/13 Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner: Karen Beth O'Hara 916 Hillview Heights Nashville TN 37204	Send Tax Bills To: Karen O'Hara 3612 Rainbow Place Nashville, TN 37204	Tax Information: Tax Parcel ID No. 105130A00200CO

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, **Brian D. Roark and wife, Margaret S. Roark** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Beth O'Hara, unmarried** ("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 Unit No. 2 of the 916-918 Hillview Heights Condominium as shown on Exhibit A to the Master Deed establishing a Horizontal Property Regime for 916-918 Hillview Heights Condominium of record as Instrument No. 199912300308930 Register's Office for Davidson County, Tennessee, to which plan reference is made for the exact location of said unit and subject to all conditions set forth therein, as amended by Instrument No. 200101180005574, said Register's Office.

Being the same property conveyed to Brian D. Roark and wife, Margaret S. Roark by Warranty Deed from Felix Lubarsky and wife, Ludmila Lubarsky and George Lieberman, unmarried, recorded on the 16th day of October, 2001 in Instrument No. 20011016-0112842, 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 MAP OF JOSEPH KNOWLES' SUBDIVISION OF BLOCK "D" IN C.D. ELLIOTT'S PLAN, as recorded in Plat Book 332, Page(s) 48.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Terms and provisions of by-Laws recorded in Instrument No. 19991230-0308930, amended at Instrument No. 20010118-0005574.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLVIEW HEIGHTS CONDOMINIUM of record in Instrument No. 19991230-0308930 , as amended by instrument(s) of record in Instrument No. 20010118-0005574; 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 11701, Page 813.

This is improved property located at 916 Hillview Heights Nashville TN 37204.

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 3rd day of March, 2011.

Brian D. Roark by Margaret S Roark attorney-in-fact
Brian D. Roark by Margaret S. Roark, his attorney-in-fact

Margaret S. Roark
Margaret S. Roark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret S. Roark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2011.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret S. Roark,** with whom I am personally acquainted, and who acknowledged thats he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Brian D. Roark,** of 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 3rd day of March, 2011.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014