THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30008-03-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $33,000.00. Affiant Subscribed and sworn to before me this 4th day of April, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Boris Budik, Bella Budik 515 Basswood Avenue; N-136 Nashville, TN 37209	New Owner	Map and Parcel No.: 090 110 A 13600 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, **Rock Harbor Condominium Association**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Boris Budik and Bella Budik** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*wife

This is improved property located at 515 Basswood Avenue, N-136, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of April, 2011.

Rock Harbor Condominium Association

By: _____
Dana Tiblier, Association Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dana Tiblier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Association Manager for Rock Harbor Condominium Association, the maker of 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 4th day of April, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110020091 DEEDWARR
Recvd: 04/06/11 09:17 2 pgs
Fees:13.00 Taxes:122.10

20110406-0026472

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 136, together with the appurtenant interest in the common elements of Rock Harbor Condominium Association, a horizontal property regime established by Master Deed of record in Book 6153, page 421, as amended in Book 6162, page 251, Book 6896, page 661, Book 7369, page 206, Instrument No. 20060109-0002574, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C-2 to the aforementioned Master Deed.

Being the same property conveyed to Rock Harbor Condominium Association by Successor Trustee's Deed dated October 13, 2009, from Arthur K. Lowen, Successor Trustee, of record in Instrument No. 20091023-0098106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Rock Harbor Condominium Association of record in Book 6145, page 762, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Rock Harbor Condominium Association, of record in Book 6153, page 421, as amended in Book 6162, page 251, Book 6896, page 661, Book 7369, page 206, Instrument No. 20060109-0002574, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 4460, page 71, Register's Office for Davidson County, Tennessee.
6. Easement for flowage of record in Book 2147, page 42, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress of record in Book 4196, page 206, Register's Office for Davidson County, Tennessee.