Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20110020245 DEEDWARR
Recvd: 04/06/11 14:01 2 pgs
Fees:13.00 Taxes:333.00

20110406-0026676

11-0106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2011.

Notary Public
My Commission Expires: 04/06/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lisa Lyn Renneke	SAME	116-3-A
4505 Harding Road, #44E		047.00 CO
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan Sleighter Wilfhart**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lisa Lyn Renneke, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd Day of May, 1973, and recorded in Book 4710, Page 901, as amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, Register's Office for said County, and said premises being more particularly described as follows:

Unit labeled 44-E of said Royal Oaks Tower Condominium Apartments, as shown on the Plan recorded in Book 4460, Page 189, Register's Office for said County, excepting and reserving any portion of the common elements lying within said units, appurtenant to the common elements and other units, as as set forth in the Declaration, and an undivided 1.44726% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Rex Sleighter, divorced, by deed from Charles F. Alexander, Trustee, dated July 19, 1973, recorded in Book 4729, Page 474, Register's Office for Davidson County, Tennessee. Rex Sleighter died testate May 7, 2007, and devised said property to Susan Sleighter Wilfhart by Last Will and Testament of record in the Probate Clerk's Office as File No. 08P-420.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4505 Harding Road, #44E, Nashville, TN 37205.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 29 day of March, 2011.

Susan Sleighter Wilfhart

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Susan Sleighter Wilfhart**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained. 21 Paradise Rd

Witness my hand and official seal at Salem, Massachusetts, this 29th day of March, 2011.

JENNINGS G. McARTHUR
Notary Public
Commonwealth of Massachusetts
My Commission Expires December 17, 2015

Notary Public

My Commission Expires: 12/17/15