BILL GARRETT, Davidson County
Trans:T20110037548 DEEDWARR
Recvd: 06/23/11 08:13 3 pgs
Fees:18.00 Taxes:481.00
20110623-0048070

THIS INSTRUMENT PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Cari Tiesl Affiant Subscribed and sworn to before me, this 17th day of June, 2011. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Daniel Schuster 321 Sloan Road Nashville, TN 37209	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	103-08-0B-321 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gayle Vranic f/k/a Gayle M. Schmunk, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Schuster***, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*an unmarried person

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 321 of Parklane Condominiums, Phase V, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gayle M. Schmunk, unmarried, by deed from J. Gregory Sabol and spouse, Mari Cynthia Fukami, of record as Instrument No. 20060626-0075726, dated June 23, 2006, said Register's Office. The said Gayle M. Schmunk has since married and is now known as Gayle Vranic.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Andrew Vranic joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Gayle Vranic.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase V, of record in Book 7896, page 710, amended in Book 7937, page 67, and ByLaws contained in the instrument of record in Book 7376, page 571, Register's Office for said County.

3. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **321 Sloan Road, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of June, 2011.

Gayle Vranic

Andrew Vranic by Gayle Vranic, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20110623-0048069, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Vranic, the within named bargainor, 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 17th day of June, 2011.

(Seal)



Notary Public

My Commission Expires: 09/03/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Gayle Vranic, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Andrew Vranic, and who acknowledged that she executed the same as the free act and deed of the said Andrew Vranic.

WITNESS my hand, at office, this 17th day of June, 2011.

(Seal)

Notary Public

My Commission Expires: 09/03/2012

