THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060543**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $657,500.00. Affiant Subscribed and sworn to before me, this12th day of July, 2011. Notary Public My Commission Expires: 5/18/2012

BILL GARRETT, Davidson County
Trans:T20110043882 DEEDWARR
Recvd: 07/20/11 15:10 2 pgs
Fees:13.00 Taxes:2432.75
20110720-0055663

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bernard W. Bloemer and Melissa Bloemer 2006 Galbraith Dr Unit B Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131020T00200CO

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, **Teresa A. Maiser, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bernard W. Bloemer and wife, Melissa Bloemer** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 2006B on the Plan of Galbraith Drive Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060105-0001830, Register of Deeds Davidson County, Tennessee.

Being the same property conveyed to Theresa A. Maiser by Warranty Deed from Vanessa England, unmarried, recorded on the 3rd day of August, 2007 in Instrument No. 20070803-0092508, 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 GALBRAITH DRIVE TOWNHOMES, as recorded in Plat Book 843, Page(s) 66 and Exhibit C of Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060105-0001830, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060105-0001830 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060105-0001830.

Charter of Galbraith Drive Townhomes recorded at Instrument No. 20060125-0009498.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4110, Page 680.

This is improved property located at 2006 Galbraith Dr Unit B Nashville TN 37215.

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 12th day of July, 2011.

Teresa A. Maiser

Teresa A. Maiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa A. Maiser, 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 12th day of July, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014