THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/02/11 08:50 3 pgs
Fees:18.00 Taxes:1387.50
20110802-0059072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 116 13 0C 041.00

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Elizabeth J. Chernau
Affiant

Subscribed and sworn to before me this the 1st day of August, 2011.

LINDA F. BURNSED STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Elizabeth J. Chernau
105 Leake Avenue, Apartment 41
Nashville, Tennessee 37205

SEND TAX BILLS TO:

SAME

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ANNE H. WEBBER, an unmarried woman** (hereinafter the "Grantor"), has bargained and sold, and does by these presents transfer and convey, unto **ELIZABETH J. CHERNAU, an unmarried woman** (hereinafter the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 41 on the Revised Plan of Belle Meade Tower Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as of record in Instrument 20001020-0104050, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Instrument 20000803-0076841, and Instrument 20030725-0104241, Register' s Office for Davidson County, Tennessee, and the By-Laws of record in Book 4469, page 549 amended in Book 5046, page 828, Instrument 20000614-0059221 and Instrument 20030902-0126376, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anne H. Webber by deed from M & M Contractors, Inc of record in Book 11396, Page 977, in the Register's Office for Davidson County, Tennessee, dated March 23, 1999.

BEING improved property known as 105 Leake Ave, Apt. 41, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2011 and subsequent years. Tax Parcel No. 116 13 0C 041.00.

2. All matters shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 Belle Meade Tower of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Instrument 20000803-0076841 and Instrument 20030725-0104241, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221 and Instrument No. 20030902-0126376, Register's Office for Davidson, County, Tennessee.

4. Easement for building clearance in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

5. Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, in the Register's Office for Davidson County, Tennessee.

6. Easement to Bellsouth of record in Book 9351, Page 933, in the Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer Line Easement of record in Book 3839, Page 983 and Book 4925, Page 594, in the Register's Office for Davidson County, Tennessee.

8. Easement to Nashville Gas Company of record in Book 6701, Page 203, in the Register's Office for Davidson County, Tennessee.

9. Easement for construction of bridge and channel changes of record in Book 4355, Page 696, in the Register's Office for Davidson County, Tennessee.

10. Memorandum of Lease with Bellsouth Mobility of record in Book 10468, Page 321, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, successors, and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors, and/or assigns, against the lawful claims of all persons whatsoever.

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SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this the 1st day of August, 2011.

ANNE H. WEBBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **ANNE H. WEBBER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 1st day of August, 2011.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

CERTIFICATE OF AUTHENTICITY

I, Jeanna Crocker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeanna Crocker

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Jeanna Crocker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012