WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052541 DEEDWARR
Recvd: 08/25/11 15:47 2 pgs
Fees:13.00 Taxes:1159.95
20110825-0065913

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS 313,500.00$.

Affiant

Subscribed and sworn to me on August [illegible] 2011

NOTARY PUBLIC

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Box44

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hollace Lindsay Roe Unit 100 807 18th Avenue South Nashville, TN 37203	JP Morgan Chase Bank P.O.Box 47020 Doraville, GA 30362	092-16-0C 100.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniel L. Stovesand, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Hollace Lindsay Roe, married hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 100, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222, which was rerecorded in Instrument No. 20060109-0003220, further amended by Instrument Nos. 20051123-0142078 and 20070509-0055940 and 20080314-0026174, all in the Register's Office for Davidson County, Tennessee, said Unit further described on plan of record attached as "Exhibit E" to said Master Deed, to which Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #43 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for said County. This appurtenance is deeded with the Unit and is not transferable in any fashion except with transfer of the Unit.

Being the same property conveyed to Daniel L. Stovesand, unmarried from 807 Eighteenth Partners, LLC by Warranty Deed dated 10/20/2005 of record as Instrument No. 20051024-0127788, said Register's Office.

THIS IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF HOLLACE LINDSAY ROE OR HER SPOUSE.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters appearing on Master Deed and amendments thereto in Instrument Nos. 20041214-0148798, 20041216-0149823, 20050504-0050222, 20060109-0003220, 20051123-0142078, 20080314-0026174, 20070509-0055940, Register's Office for Davidson County, Tennessee; and
3. Restriction in Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee; and
4. HOA Charter in Instrument No. 20041130-0142097, said Register's Office.; and
5. Subject to provisions of the Tennessee Horizontal Property Act, TCA 66-27-101 et seq., as amended; and
6. Boundary Line Settlement, Quitclaim Deed and Grant of Easement recorded at Instrument No. 20050420-0044082; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at Unit 100, 807 18th Ave South, Nashville, TN 37203.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Randi Tanley Stovesand joins in this conveyance for purposes of transferring any and all marital interest she may have in the property.

WITNESS our hands on August 23, 2011.

Daniel L. Stovesand

Randi Tanley Stovesand

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 23, 2011, before me personally appeared Daniel L. Stovesand and Randi Tanley Stovesand, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 23, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY