23369-8

Return to: John T. Cook, P.C
BOX 14 A

BILL GARRETT, Davidson County
Trans:T20110054042 DEEDWARR
Recvd: 09/01/11 08:53 2 pgs
Fees:13.00 Taxes:814.00
20110901-0067692

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2011.

Notary Public

My commission expires: Nov. 28, 2011

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dana Bushart	PrimeLending, a PlainsCapital Co.	**104 090 K 10200 CO**
3818 West End Avenue, #102	18111 Preston Rd., Ste.900	
Nashville, TN 37205	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ann E. Reuther, as the surviving joint tenant and as beneficiary of the Last Will and Testament of Joan H. Reuther

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dana Bushart , a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102, Building A, of The Montclair Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Montclair Condominiums, of record in Book 7332, page 380, and as amended in Book 7902, page 113, 2nd Amendment in Instrument No. 200212310162451, and 3rd Amendment in Instrument No. 200301130005471, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7902, page 132, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Montclair Condominiums, of record in Plat Book 6900, page 954, placement Units, shown in Master Deed in Book 7332, page 380, and as amended in Book 7902, page 113, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Joan Reuther by deed from Robert L. Pennington, Jr., an unmarried man, of record in Instrument No. 20030402-0043522, Register's Office for ~~Williamson~~ Davidson County, Tennessee. The said Joan Reuther having quitclaimed unto Joan Reuther, and her daughter, Ann E. Reuther, as joint tenants with right of survivorship, of record in Instrument No. 20090508-0042553, said Register's Office. The said Joan Reuther having since died the property is now vested in Ann E. Reuther as the surviving joint tenant and as beneficiary of the Last Will and Testament of Joan H. Reuther.

This conveyance is subject to taxes for 2011 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3818 West End Avenue, #102, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 23rd day of August, 2011.

Ann E. Reuther

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ann E. Reuther, unmarried**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **August, 2011.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011