WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012

(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-11-2709

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Carnal	Magna Bank	
2709 Linmar #7	(NAME) 6525 Quail Hollow Rd, St 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38120	104-14C-007.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KIMBERLY A. NADELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH CARNAL, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7, AS SHOWN ON THE PLAN OF LINMAR PLACE, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT "C" TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6892, PAGE 724, AS AMENDED IN BOOK 7213, PAGE 129 AND BOOK 7374, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ESTABLISHED DESCRIPTION OF THE UNIT, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY A. NADELL BY DEED FROM MARGARET S. VILLERS, UNMARRIED OF RECORD IN INSTRUMENT. NUMBER 20040701-0078794, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 29, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 6892, PAGE 724; BOOK 7213, PAGE 129; BOOK 7374, PAGE 800; BOOK 7233, PAGE 923; BOOK 7597, PAGE 703; BOOK 3982, PAGE 140; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2709 Linmar #7, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20110072829 DEEDWARR
Recvd: 11/17/11 13:51 2 pgs
Fees:13.00 Taxes:684.50

20111117-0090081

Witness my/our hand(s) this 15th day of November, 2011.

Kimberly A. Nadell by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2011, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimberly A. Nadell, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Kimberly A. Nadell, unmarried.

Witness my hand and official seal, this the 15th day of November, 2011.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
RUBY TUE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
PHONE: (615) 383-2903

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067