THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2011. Notary Public MY COMMISSION EXPIRES: 2-9-12 (AFFIX SEAL)

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVENUE
NASHVILLE, TN 37203

JAMES M. MCCH... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Livingston Stimson	owner	MAP 129-11-A
110 Emma Neuhoff Court		PARCEL 6
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Margaret Smith, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marie Livingston Stimson, an unmarried person,** 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:

Land in Davidson County, Tennessee, being Unit number 110 as shown on the Condominium Site Plan, Plat for Phase 1B of lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6237, page 665 as amended in Book 6834, page 449, Book 6675, page 173 and Instrument 20101228-0102374, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas and elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Mary Sue Mitchell, unmarried, and Elizabeth W. Moore, unmarried, as joint tenants with right of survivorship, by deed dated June 7, 1984, recorded in Book 6311, page 318, said Register's Office. The said Elizabeth W. Moore died June 17, 2006, leaving Mary Sue Mitchell as the surviving tenant. Mary Sue Mitchell died February 20, 2011. Under the Last Will and Testament of Mary Sue Mitchell [filed in the Seventh Circuit Court of Davidson County, Tennessee, under Docket Number 11P322] the subject property was devised unto Margaret Smith, the Grantor herein.

Also being the same property conveyed to Margaret Smith by deed from St. Henry's Property Development, Inc. recorded as Instrument number 20110411-0027754, said Register's Office, which deed vested Margaret Smith with the remainder leasehold interest in the Unit previously held by St. Henry's Property Development, Inc.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes for 2012 and subsequent years; (2) Covenants, Conditions and Restrictions of record in Book 6237, page 665; Book 6834, page 449, Book 6675, page 173 and Instrument 20101228-0102374; (3) All easements of record; (4); the Ground Lease in Book 5961, page 6567 of which the Unit's reversionary interest has been conveyed (5) All matters appearing on the plan of record recorded as Exhibit B to the Master Deed in Book 6237, page 665; (6) All applicable governmental and zoning regulations.

This is IMPROVED REAL property known as **110 Emma Neuhoff Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this the 21st day of December, 2011.

Margaret Smith

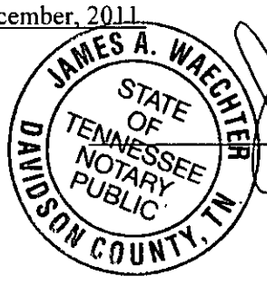
BILL GARRETT, Davidson County
Trans:T20110082678 DEEDWARR
Recvd: 12/30/11 09:40 2 pgs
Fees:13.00 Taxes:508.75

20111230-0102087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2011.



My Commission expires: 1-9-12

Notary Public