BILL GARRETT, Davidson County
Trans:T20120006657 DEEDWARR
Recvd: 01/27/12 13:42 2 pgs
Fees:13.00 Taxes:1883.30
20120127-0007900

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12010047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $509,000.00.

Affiant

Subscribed and sworn to before me, this25th day of January, 2012.

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth D. Canale	New Owner	Tax Parcel ID No.
702B Bowling Avenue		117-1A-6.00CO
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Lee Copp** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth D. Canale**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1B on the Plan of Bowling Square as of record in Book 4660, Page 44, Register's Office for said County, and as amended by the site plan of Lots 1 and 2 of Bowling Square Condominiums, recorded in Book 5200, Page 73, said Register's Office, as follows:

Beginning at a point in the Northerly line of said lot, North 87 deg. 59' 30" East 103.66 feet to an iron pin, being the Northeast corner of said lot; thence South 5 deg. 31' 30" East 75.30 feet to an iron pin; thence South 67 deg. 26' West 24.2 feet to an iron pin; thence South 84 deg. 15' West 66.5 feet to a point in the line between Lots 1B and 2B of said Bowling Square; thence North 05 deg. 45' West 28 feet to a point; thence South 84 deg. 15' West 13.48 feet to a point; thence North 05 deg. 45' West 61.04 feet to the point of beginning.

Being the same property conveyed to Mary Lee Copp by Deed from Edward A. LeRoue, Trustee, recorded on the 13th day of January, 1994 in Deed Book 9220, Page 50, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented); all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOWLING SQUARE, as recorded in Plat Book 4660, Page(s) 44 and Plat Book 5200, Page 73.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BOWLING SQUARE Condominium of record in Book 4724, Page 753, as amended by instrument(s) of record in Book 4932, Page 150; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 702B Bowling Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2012.

Mary Lee Copp by Will Chapman, Attorney in Fact

Mary Lee Copp by Will Chapman, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Mary Lee Copp,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of January, 2012

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014