File Book 9-B

BILL GARRETT, Davidson County
Trans:T20120017169 DEEDWARR
Recvd: 03/08/12 11:30 2 pgs
Fees:13.00 Taxes:1026.75
20120308-0020354

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF MARCH, 20[illegible] NOTARY PUBLIC MY COMMISSION EXPIRES:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Address New Owner As Follows: Lynne A. King 102 Braxton Hill Court Nashville, TN 37204	Send Tax Bills To: SIRVA Mortgage Inc. 6200 Oak Tree Blvd. #300 Independence, OH 44131	Map-Parcel Number: 131 12 0D 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BESSIE M. FORTENBERRY**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LYNNE A. KING**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the plan of Braxton Hills Condominiums as shown as Exhibit D to the Master Deed, of record in Book 7585, page 317, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. Reference is further made to the Darcie Crutcher Subdivision Plat of record in Book 6200, page 626, said Register's Office.

Being the same property conveyed to Bessie M. Fortenberry, unmarried, by deed dated May 1, 1998, from John K. Gamauf, unmarried, recorded on May 4, 1998, of record in Book 10912, page 617, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6200, page 626, as amended in Exhibit D to Master Deed for Braxton Hill Condominium, of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Braxton Hill Condominiums, of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: **102 Braxton Hill Court, Nashville, TN 37204**.

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 heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of March, 2012.

Bessie M. Fortenberry
BESSIE M. FORTENBERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BESSIE M. FORTENBERRY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of March, 2012

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014