BILL GARRETT, Davidson County
Trans:T20120022145 DEEDWARRSP
Recvd: 03/27/12 11:37 3 pgs
Fees:17.00 Taxes:0.00
20120327-0025947

This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Ann L. Gordon	Ann L. Gordon	
931 Percy Warner Blvd.	931 Percy Warner Blvd.	Map: 129-15A
Nashville, Tennessee 37205	Nashville, Tennessee 37205	Parcel:22

** Description hereinbelow was taken from the prior conveyance, and Preparer makes no representations as to any matter relating thereto.*

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **the Estate of Bernice K. Gordon, deceased**, by and through its Personal Representative, and Ann L. Gordon, the sole heir at law of said estate, (collectively the "Grantor") these presents do hereby transfer and convey unto **Ann L. Gordon**, (the "Grantee") all right, title and interest, in and to the tract of improved real estate described as follows:

> Land in Davidson County, Tennessee, being Unit No. 22, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Bernice K. Gordon by Warranty Deed from James H. Ortale of record in Book 10946 Page 62, Register's Office for Davidson County, Tennessee.
>
> GRANTEE BY ACCEPTANCE OF THIS DEED HEREBY JOINS IN AND ACCEPTS AND AGREES TO BE BOUND BY THE FOREGOING INSTRUMENTS CREATING BELLE MEADE HIGHLANDS CONDOMINIUM ASSOCIATION, INC. GRANTEE FURTHER AGREES HEREBY TO PAY ALL ASSESSMENTS WHETHER SPECIAL OR GENERAL, WHICH ARE LEVIED BY BELLE MEADE HIGHLANDS CONDOMINIUM ASSOCIATION, INC. IN CONNECTION WITH BELLE MEADE HIGHLANDS CONDOMINIUM. GRANTEE SPECIFICALLY CONSENTS TO THE TERMS AND CONDITIONS OF PARAGRAPH 8 OF THE MASTER DEED PROVIDING FOR THE RETENTION OF A LIEN IN FAVOR OF THE ASSOCIATION TO SECURE PAYMENT OF ALL ASSESSMENTS AND A POWER OF SALE TO ENFORCE THE ASSESSMENT LIEN.

County/City Taxes for the year 2012 are a lien not yet due and payable. Grantee will be responsible for payment of said taxes.

This is improved property located at 21 Vaughn's Gap Road, Unit 22, Nashville, Tennessee 37205.

No portion of the property conveyed herein has ever been homestead of a Grantor.

TO HAVE AND TO HOLD TO SAID GRANTEE, HER HEIRS AND ASSIGNS FOREVER.

And Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns, forever, against the lawful claims of all persons claiming by, through or under a Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned, through their authorized representatives and heirs have hereunto set their seals this 15 day of March, 2012.

ESTATE OF BERNICE K. GORDON

By: _____
Ann L. Gordon, Personal Representative

_____
Ann L. Gordon, Sole Heir of the Estate of Bernice K. Gordon, Deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann L. Gordon, as Personal Representative of the Estate of Bernice K. Gordon, deceased, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 15 day of March, 2012.

_____
Notary Public

CAROL R. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/13/2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann L. Gordon, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of March, 2012.

_____
Notary Public

My Commission Expires: 6/13/2013

CAROL R. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is Zero and no/100 Dollars ($0.00).

Ann L. Gordon, Affiant

Subscribed and sworn to before me, this
15 day of March, 2012.

Notary Public
My Commission Expires: 6/3/2013