THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030409**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this29th day of March, 2012. Notary Public My Commission Expires: 5/5/15

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120023716 DEEDWARR
Recvd: 04/02/12 14:02 3 pgs
Fees:18.00 Taxes:777.00
20120402-0027711

WARRANTY DEED

Address New Owner: Anna M. Jackson 3818 West End Avenue #113 Nashville TN 37205	Send Tax Bills To: PNC Mortgage 3232 Newmark Dr Miamisburg, OH 45342	Tax Information: Tax Parcel ID No. 104090K11300CO

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, **Leigh Ann Glaser Wolfson, Co-Executor and Christian Laurie Glaser, Co-Executor of the Edward J. Glaser, Jr. Estate** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna M. Jackson, unmarried** ("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 Unit No. 113, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7332, Page 380, amended in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Edward J. Glaser, Jr., unmarried by Warranty Deed from Judith Allen Manuszak Smith, Raymond Scott Manuszak, Joseph Francis Manuszak, Mary Beth Manuszak Richardson and Peggy Jo Manuszak Buchanan, devisees under the Last Will and Testament of Raymond A. Manuszak, recorded on the 11th day of February, 1997 in Deed Book 10346, Page 640, in the Register's Office of Davidson County, Tennessee. The said Edward J. Glaser, Jr. having since died on January 30, 2011. Reference is made to probate File No. 11P-210, Probate Court for 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 THE MONTCLAIR, as recorded in Plat Book 6900, Page(s) 954.

Covenants, Conditions and Restrictions as recorded in Book 6846, Page 838.

Charter of Homeowners Association recorded in Book 7887, Page 462.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR of record in Book 7332, Page 380 , as amended by instrument(s) of record in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and

20030113-0005471; 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.

Easement for Ingress/Egress, recorded in Book 6846, Page 833, Book 6881, Page 926 and Book 7902, Page 109.

Easement recorded in Book 7902, Page 145.

This is improved property located at 3818 West End Avenue #113 Nashville TN 37205.

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 28 day of March, 2012.

Leigh Ann Glaser Wolfson, Co-Executor
of the estate of Edward J. Glaser, Jr.

Christian Laurie Glaser, Co-Executor
of the estate of Edward J. Glaser, Jr.

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Glaser Wolfson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Co-Executor of the Estate of Edward J. Glaser, Jr., 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 _____ day of March, 2012.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian Laurie Glaser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Co-Executor of the Estate of Edward J. Glaser, Jr., 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 28 day of March, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Mar 27 2012 3:30PM CHAPMAN & ROSENTHAL TITLE 6153839082

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STATE OF CALIFORNIA)
COUNTY OF Marin)

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Witness my hand, at office, this 28 day of March, 2012.

Notary Public

My Commission Expires: 10/28/2014

MAITEXA GALZAGORRY
Commission # 1910594
Notary Public - California
Marin County
My Comm. Expires OCT. 28, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Notary Public

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