THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020221** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $237,500.00. Philip D. Haddad Affiant Subscribed and sworn to before me, this30th day of March, 2012 Kate Rosenthal Notary Public My Commission Expires: _

BILL GARRETT, Davidson County
Trans:T20120024058 DEEDWARR
Recvd: 04/03/12 12:28 2 pgs
Fees:13.00 Taxes:878.75
20120403-0028130

WARRANTY DEED

Address New Owner: Philip D. Haddad and Eleanor W. Haddad 378 Elmington Ave Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-10-0C-029.00CO

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, **William J. Tichi and wife, Cecelia Tichi** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip D. Haddad and wife, Eleanor W. Haddad** ("Grantees"), their 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 A-29 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, Page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, Page 547, corrected in Book 4673, Page 102, amended in Book 4963, Page 265, said Register's Office.

Being the same property conveyed to William J. Tichi and wife, Cecelia Tichi by Warranty Deed from Deborah W. Lowenthal and husband, Jay N. Lowenthal, recorded on the 24th day of April, 2000 in Instrument No. 200004240040250, 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 ELMINGTON CONDOMINIUM, as recorded in Plat Book 4660, Page(s) 60.

Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Book 4486, Page 547, corrected in Book 4673, Page 102 and amended in Book 4963, Page 265.

Terms and provisions of by-Laws of Elmington Condominium Association recorded in Book 4486, Page 553, amended in Book 4963, Page 263, Book 5362, Page 258 and Book 5516, Page 302.

Charter of Elmington Condominium Association, Inc. recorded in Book 4790, Page 686.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ELMINGTON CONDOMINIUM of record in Book 4486, Page 547, corrected in Book 4673, Page 102 , as amended by instrument(s) of record in Book 4963, Page 265; 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 378 Elmington Ave 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 30th day of March, 2012.

William J. Tichi

Cecelia Tichi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Tichi and Cecelia Tichi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014