BOX #14A
G#23899-3

WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20120028424 DEEDWARR
Recvd: 04/19/12 08:32 2 pgs
Fees:13.00 Taxes:466.20
20120419-0033345

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$126,000.00.**

Gene A Buck
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2012.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gene A. Buck	**"New Owner"**	**142070C02100CO**
412 Bradford Green		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James A. Summers, a married man, as the sole heir-at-law of Lewis A. Summers

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gene A. Buck, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 21 of the Ashley Green Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, Page 44, as amended in Book 7482, Page 312, and Certificate of Correction and Affidavit, of record in Book 7467, Page 279,and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7184, Page 71, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Ashley Green Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Lewis A. Summers, by Warranty Deed dated January 9, 2004, from Naomi Edwards, an unmarried person, of record in Instrument No. 20040112-0004200, Register's Office for Davidson County, Tennessee. The said Lewis A. Summers having died intestate on February 22, 2011. James A. Summers (son) was determined to be the sole heir-at-law by Affidavit of Heirship, of record in Instrument No. 20120419-0033344, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in

the Master Deed establishing a Horizontal Property Regime of Ashley Green Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved property, known as: **412 Bradford Green, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **18th** day of **April, 2012.**

James A. Summers

James A. Summers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Summers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **April, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.