WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $335,500.00 Affiant Subscribed and Sworn to before me, this 18th day of May, 2012. Notary Public My commission expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Ann Litton Tuck 3818 West End Ave. #101 Nashville, TN 37205	Same	104090K10100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Agnes B. Elliott Eckenfelder, f/k/a Agnes B. Elliott, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Ann Litton Tuck, a single person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 101, The Montclair, as described in the Master Deed establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, as amended in Book 7902, page 113 and Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Wesley Eckenfelder and Agnes B. Elliott, as joint tenants with rights of survivorship, by deed dated 2/14/06 from W. Wesley Eckenfelder and Agnes B. Elliott of record in Instrument No. 20060214-0018098, Register's Office for Davidson County, Tennessee.

The said Agnes B. Elliott having since married and now being Agnes B. Elliott Eckenfelder.

W. Wesley Eckenfelder having since died 3/28/10 and the property vested in Agnes B. Elliott Eckenfelder by estate by the entireties.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to covenants, conditions and restrictions as contained in the Master Deed for The Montclair condominiums as of record in Book 7332, page 380; as amended in Book 7902, page 113; Instrument No. 20021231-0162451 and 20030113-0005471, Register's Office for Davidson County, Tennessee.

This is (x) improved ( ) unimproved property known as 3818 West End Avenue #101, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20120038005 DEEDWARR
Recvd: 05/23/12 13:24 2 pgs
Fees:13.00 Taxes:1241.35
20120523-0044790

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 18th day of May, 2012.

Agnes B. Elliott Eckenfelder by Richard F. Bryan attorney in fact

Agnes B. Elliott Eckenfelder
by Richard F. Bryan by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 18, 2012, before me personally appeared Richard F. Bryan, to me known to be the person who executed the foregoing instrument in behalf of Agnes B. Elliott Eckenfelder and acknowledged that he executed same as the free act and deed of said Agnes B. Elliott Eckenfelder for the purposes therein contained.

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

My Commission Expires:
1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC