BOX 50-B

RETURN TO:
PREPARED BY: TANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30698-06-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 10th day of July, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Leanna M. Bone 688 Timber Lane Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 117 020 C 04500 CO

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, **Allen Gaiser, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leanna M. Bone** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 688 Timber Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Wendy Lunsford Gaiser, spouse of Allen Gaiser, joins in the execution of this instrument to convey any marital interest she may have in said property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of July, 2012.

Allen Gaiser

Wendy Lunsford Gaiser

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Allen Gaiser and Wendy Lunsford Gaiser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120051283 DEEDWARR
Recvd: 07/12/12 11:26 2 pgs
Fees:13.00 Taxes:1165.50

20120712-0061267

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 45, together with carport designated 45-A, on the Plan of Regency Park, of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 442, Book 7728, page 343, Book 9746, page 83, and Book 11288, page 513, said Register's Office.

Being the same property conveyed to Allen Gaiser by deed dated April 19, 2007, from Kathryn G. Young, married, of record in Instrument No. 20070507-0054344, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee. Charter of Incorporation of The Association of Owners of The Regency Park Condominium of record in Book 8129, page 118, amended in Book 8500, page 717, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Association of Owners of The Regency Park Condominium, of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 442, Book 7728, page 343, Book 9746, page 83, and Book 11288, page 513, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.
6. Repurchase and Option Agreement recorded in Book 3907, page 839, counterpart in Book 4207, page 903, Register's Office for Davidson County, Tennessee.