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. 30759-07-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Alice R. Fitzgibbon Affiant Subscribed and sworn to before me this 6th day of August, 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: Lisa H. Morrow 201 Acklen Park Drive, Apt. 11 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 020 A 01100 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, **Alice R. Fitzgibbon, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa H. Morrow, unmarried** ("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 201 Acklen Park Drive, Apt. 11, Nashville, TN 37203

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of August, 2012.

Alice R. Fitzgibbon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 6th day of August, 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: T20120058750 DEEDWARR
Recvd: 08/08/12 11:12 2 pgs
Fees: 13.00 Taxes: 333.00

20120808-0070675

EXHIBIT "A"

Land in Davidson County, Tenneseee, being Unit No. 11 on the Plan of Acklen Place Condominiums, of record in Plat Book 5200, page 503, 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 Acklen Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6045, page 173, amended in Book 11237, page 290, said Register's Office.

Being the same property conveyed to Alice R. Fitzgibbon by deed dated February 17, 2005, from Michael D. Shmerling Partners, G.P., a Tennesee general partnership, of record in Instrument No. 20050217-0018345, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. By-Laws of Acklen Place, Inc., of record in Book 7011, page 177, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Acklen Place, Inc. of record in Book 6053, page 803, Register's Office for Davidson County, Tennessee.
4. 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 Acklen Place Condominiums, of record in Book 6045, page 173, amended in Book 11237, page 290, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 503, Register's Office for Davidson County, Tennessee.