When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12071515

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner) rc, notary

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Subscribed and sworn to before me, this ~~31st~~ 4th day of Sept August, 2012. rc, notary rc, notary

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 9/22/14

BILL GARRETT, Davidson County
Trans:T20120067110 DEEDWARR
Recvd: 09/07/12 08:53 2 pgs
Fees:13.00 Taxes:499.50
20120907-0081024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dawnelle M. Portmann 5025 Hillsboro Pike 22A Nashville TN 37215	~~New Owner~~ Magna Bank P.O. Box 172207 Memphis, TN 38187-0207	Tax Parcel ID No. 131010D18800CO

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, **Madeline C. Stone, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dawnelle M. Portmann, married** ("Grantees"), its 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 No. 188, also known as Unit 22-A on the Plan of Georgetown Condominiums, as established by the Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, and further amended in Book 6079, Page 516, and as shown on the record in Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Madeline C. Stone, an unmarried person by Warranty Deed from Lorie T. Long, an unmarried person, recorded on the 1st day of September, 1998 in Deed Book 11091, Page 205, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Charter of Homeowners Association recorded in Book 5233, Page 459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNER'S ASSOCIATION of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079,

Page 516; 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.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.

Appointment of Successor Trustee recorded in Book 10225, Page 413.

Easement for Sewer Line, recorded in Book 4308, Page 650.

Easement to Electric Power Board, recorded in Book 7873, Page 859.

Easement to Comcast, recorded at Instrument No. 20110620-0047283.

This is improved property located at 5025 Hillsboro Pike 22A Nashville, TN 37215.

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 31st day of August, 2012.

Madeline C. Stone by Frances McWhirter attorney-in-fact

Madeline C. Stone, by Francis McWhirter
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances McWhirter,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Madeline C. Stone,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014