BILL GARRETT, Davidson County
Trans:T20120070663 DEEDWARR
Recvd: 09/19/12 13:40 2 pgs
Fees:13.00 Taxes:1868.50
20120919-0085179

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

CRT File No. 12091834

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

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $505,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Royston T. Booker and Brenda B. Booker 4406 Charleston Place Cir Nashville TN 37215	New Owner	Tax Parcel ID No. 13-8B-5.00CO

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, **Ellen G. Tighe, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Royston T. Booker and Brenda B. Booker, Husband and Wife**, ("Grantees"), their 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 11, Lot 2 on the Plan of Condominium Site Plan of Charleston Place Condominiums, Lots Nos. 1 and 2, of record in Plat Book 5200, Page 593, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5965, Page 880, amended in Book 6071, Page 499, Supplemental in Book 6122, Page 319, said Register's Office.

Being the same property conveyed to Ellen G. Tighe by Warranty Deed from Phillip Toogood, and wife Karin R. Toogood, recorded on the 3rd day of May, 2000 in Instrument No. 200005030044698, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLESTON PLACE, as recorded in Plat Book 5200, Page(s) 593 and Plat Book 5200, Page 351.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHARLESTON PLACE Condominium of record in Book 5965, Page 880 , as amended by instrument(s) of record in Book 6071, Page 499 and supplemented in Book 6122, Page 319; 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.

This is improved property located at 4406 Charleston Place Cir Nashville TN 37215.

John Tighe, husband of Ellen G. Tighe, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 18th day of September, 2012.

Ellen G. Tighe by Sam Coleman, her attorney-in-fact

John Tighe by Sam Coleman, his 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, **Sam Coleman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Ellen G. Tighe and John Tighe,** 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 18th day of September, 2012.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014