THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091941** BILL GARRETT, Davidson County Trans:T20120072568 DEEDWARR Recvd: 09/26/12 11:11 2 pgs Fees:13.00 Taxes:499.50 20120926-0087519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me, this24th day of September, 2012. Notary Public My Commission Expires:

JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

WARRANTY DEED

Address New Owner: Sarah Elizabeth Kennamer 5025 Hillsboro Pike #22D Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Guaranty Bank P.O. Box 245014 Milwaukee, WI 53224-9514	Tax Information: Tax Parcel ID No. 131-1D-191.00

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, **J. Gregory Giffen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Elizabeth Kennamer**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 191 a/k/a 22-D, on the Plan of Georgetown Apartments, of record in Book 5200, Page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to J. Gregory Giffen, unmarried by Warranty Deed from Robert N. Moore, Jr., unmarried, and Beverly A. Krebs, married, recorded on the 24th day of July, 1997 in Deed Book 10540, Page 762, 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 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 and Instrument No. 20120823-0076049.

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.

Resolution of the Board of Directors for The 5025 Hillsboro Homeowners Association recorded at Instrument No. 20120731-0067332.

This is improved property located at 5025 Hillsboro Pike #22D 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 24th day of September, 2012.

J. Gregory Giffen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Gregory Giffen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014