ADDRESS NEW OWNER:
Janice Stubbs

117 Newsom Green
Nashville, TN 37221

SEND TAX BILL TO:

Wells Fargo Bank
Box 660278
Dallas, TX 75266-0278

MAP & PARCEL NOS.:
142-07-0 C 86 CO

BOX 50-B
~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20120077354 DEEDWARR
Recvd: 10/11/12 10:51 2 pgs
Fees:13.00 Taxes:518.00
20121011-0093210

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gladys E. Dreaden, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Janice Stubbs, a single person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 86 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated, Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, (see also Certificate of Correction and Affidavit in Book 7467, Page 279) Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, and Amendment to Master Deed in Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to William W. Dreaden and wife, Gladys E. Dreaden, from Thomas Granvul Lightsey and John Robert Lightsey, Jr., by Warranty Deed recorded on October 30, 2003, in Instrument No. 20031030-0159950, Register's Office for Davidson County, Tennessee. The said William W. Dreaden having since died leaving Gladys E. Dreaden as the sole surviving tenant by the entirety.

This is property with a common address of **117 Newsom Green, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes being prorated and payment of same being paid by Grantor at closing; 2) The Plan of Record in Book 6900, Page 978, said Register's office and all matters therein; 3) Master Deed in Book 7184, Page 44, said Register's Office, as amended in Book 7482, Page 312,and Instrument No. 20111101-0084880, said Register's Office. See also Certificate of Correction and Affidavit in Book 7467, Page 279, said Register's Office; 4) By-Laws in Book 7184, Page 71, said Register's

G. E. D.

Office; 5) Agreement for sanitary sewer easement of record in Book 5374, Page 511, said Register's Office; 6) Agreement for sanitary sewer easement of record in Book 6483, Page 907, said Register's Office; 7) Easement for highway purposes of record in Book 5407, Page 643, said Register's Office;

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of October, 2012.

Gladys E Dreaden

Gladys E. Dreaden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gladys E. Dreaden, unmarried,** with whom I am personally acquainted, or who 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 and official seal at office this **10th** day of **October 2012.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-2013

My Commission Expires MAY 6, 2013

File No. 1210-220

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $140,000.00.

Affiant

Subscribed and sworn before me this 10th day of October, 2012.

Notary Public
My Commission Expires: 4-9-15

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN