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. 30842-09-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Faithe Sass Affiant Subscribed and sworn to before me this 10th day of October, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: John D. Blonshine 2120 Lebanon Pike #55 Nashville, TN 37210	**Send Tax Bills To:** Fifth Third Mortgage Co. 5050 Kingsley Dr. Cincinnati, OH 45227	**Tax Information:** Map and Parcel No.: 095 050 B 17100 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, **Faithe Sass**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Blonshine** ("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 2120 Lebanon Pike #55, Nashville, TN 37210

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.

BILL GARRETT, Davidson County
Trans:T20120077658 DEEDWARR
Recvd: 10/12/12 10:31 3 pgs
Fees:18.00 Taxes:425.50
20121012-0093579

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of October, 2012.

Faithe Sass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Faithe Sass**, 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 10th day of October, 2012.

Notary Public

My Commission Expires:

GEORGE E. [illegible] JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 55, together with the appurtenant interest in the common elements of Easthaven Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-2" to the aforementioned Declaration.

Being the same property conveyed to Faithe Sass, married, by deed dated August 6, 2004, from R. J. York Homes, LLC, of record as Instrument No. 20040811-0096776, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Instrument No. 20090803-0072210, said Register's Office, Daniel Brian Sass conveyed his interest in subject property to Faithe Sass, the parties having divorced.

This conveyance is made subject to:

1. Dedication of common area to Easthaven Townhomes Owners Association, Inc. of record in Instrument No. 20020709-0082358, rerecorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee.
2. Charter of Incorporation of Easthaven Townhomes Owners Association, Inc. of record in Instrument No. 20020709-0082356, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Easthaven Townhomes, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.
6. Easement for ingress/egress of record in Instrument No. 20031007-0147962, Register's Office for Davidson County, Tennessee.