STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2013.

Notary Public

My commission expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20130008922 DEEDWARR
Recvd: 02/01/13 09:34 2 pgs
Fees:13.00 Taxes:214.60
20130201-0010579

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan Garner	**New Owner**	**Map\Parcel: 104-06-0-A-144.00**
3415 West End Ave		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bobby Lewis Cherry, Trustee of the Bobby Lewis Cherry, Revocable Trust, dated August 9, 2001

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Garner, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1102-E of Continental Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Continental Condominium of record in Book 5862, page 589 and amended in Book 6135, page 788, and amended in Book 6435, Page 549 and further amended in Book 7475, Page 137, and also as depicted on Plat filed of record in Plat Book 5200, Page 399 - 401, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A, on the amendment in Book 6135, page 788 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to Bobby Lewis Cherry, Trustee, for the Bobby Lewis Cherry Revocable Trust, dated August 9, 2001, by Deed from Bobby L. Cherry, unmarried of record at Instrument No. 20041115-0136525, and re-recorded in Instrument No. 20050505-0050496, Register's Office for Davidson County, Tennessee, dated November 12, 2004 and recorded on November 15, 2004.

Being the same property conveyed to Bobby L. Cherry, by Deed from Ernest Russell Buchi, Jr., a single man, of record at Instrument No. 20020531-0066085, Register's Office for Davidson County, Tennessee, dated May 20, 2002, and recorded on May 31, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **X** unimproved ( ) property known as 3415 West End Ave Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of January, 2013.

Bobby Lewis Cherry, Trustee of the Bobby Lewis Cherry Revocable Trust dated August 9,2001

Bobby Lewis Cherry, Trustee

By: Bobby Lewis Cherry, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Bobby Lewis Cherry, Trustee of the Bobby Lewis Cherry Revocable Trust dated August 9, 2001 the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2013.

Michelle S. Glass
Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **120401A**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027