THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012899**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $278,000.00 Affiant Subscribed and sworn to before me, this12th day of February, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20130013114 DEEDWARR
Recvd: 02/15/13 11:12 2 pgs
Fees:13.00 Taxes:1028.60

20130215-0015685

WARRANTY DEED

Address New Owner: Karen Dobbs Albert, Co-Trustee of The KDA Revocable Trust, u/d/o December 12, 2012 7337 Pine Needle Rd Sarasota, FL 34242	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131050C11400CO

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, **Lauren Drees, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Dobbs Albert, Co-Trustee of The KDA Revocable Trust, u/d/o December 12, 2012**, ("Grantees"), her 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 a condominium apartment known as Unit number 114 of The Hillsborough Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 699 and as further set out as Exhibit "B" to the Master Deed in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, to which source reference is hereby made; this conveyance is made together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lauren Drees, an unmarried woman by Warranty Deed from Marvin W. Shaw, a single person, recorded on the 29th day of June, 2010 in Instrument No. 20100629-0050498, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HILLSBOROUGH, as recorded in Plat Book 6250, Page(s) 699.

Covenants, Conditions and Restrictions recorded in Book 6566, Page 4 and Book 6674, Page 583 .

Terms and provisions of by-Laws recorded in Book 6822, Page 747.

Charter recorded in Book 7925, Page 64 and Book 8350, Page 426.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLSBOROUGH CONDOMINIUMS of record in Book 6822,

Page 721 ; 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 recorded in Book 4161, Page 814, Book 6229, Page 484, Book 4377, Page 710 and Book 4403, Page 627.

Resolution recorded in Book 7052, Page 19.

Storm Water Detention Agreement recorded in Book 6702, Page 330.

Deed of Conveyance recorded in Book 6303, Page 601.

Easement set out in Book 6609, Page 864.

This is improved property located at 114 Forest Place Circle 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 12th day of February, 2013.

Lauren Drees

Lauren Drees

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of February, 2013.

Notary Public

My Commission Expires: _____

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