BILL GARRETT, Davidson County
Trans:T20130026324 DEEDWARR
Recvd: 04/02/13 09:31 2 pgs
Fees:13.00 Taxes:525.40
20130402-0032057

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES March 3, 2015 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $142,000.00 Emily Jones Affiant Subscribed and sworn to before me, this 25th day of March, 2013. Tracy Perry Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janelle Ganske	**New Owner**	**Map\Parcel: 161-11-0-A-190.00CO**
341 Huntington Ridge Drive		
Nashville, TN 37211		

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,

Julie Faires Allen, married

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

Janelle Ganske, single woman

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:

Land in DAVIDSON County, Tennessee, being Unit No. 190 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Julie Lynn Faires, an unmarried woman, by Warranty Deed from Rodney Dale Entrekin and wife, Rita Rabb Entrekin, of record in Instrument No. 20081002-0100083, dated Sepember 30, 2008, Register's Office for Davidson County, Tennessee. Julie Lynn Faires is now married and known as Julie Faires Allen.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4675, page 9, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4729, Page 687, amended in Book 4889, page 905 and Book 5394, page 243, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 4729, page 682, amended in Book 4890,page 84, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7423 page 622 and amended in Instrument No. 20080324-0029069, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

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 property known as 341 Huntington Ridge Drive, Nashville, TN 37211.

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 25th day of March, 2013.

Julie Faires Allen

*Cameron Blake Allen, spouse of Julie Faires Allen, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Cameron Blake Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Julie Faires Allen and husband, Cameron Blake Allen, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2013.

Notary Public

My Commission Expires: 9-5-2014

DANIEL HE... STATE ... NOTARY PUBLIC WILLIAMSON COUNTY

File #: **130108DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027