24340-8

Box 14

Return to: John T. Cook, P.C.

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2013. Notary Public My commission expires: 11-15-15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130041582 DEEDWARR
Recvd: 05/20/13 08:32 2 pgs
Fees:13.00 Taxes:814.00
20130520-0050343

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathryn Bowdoin Lalor		**Map 104-9-K Parcel 107-00co**
3818 West End Ave. #107	New Owner	
Nashville, TN 37205		

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

James D. Qualk

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

Kathryn Bowdoin Lalor, unmarried

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. 107, Building B, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime as established under Master Deed and By-Laws, of record in Book 7332, Page 380, amended in Book 7902, Page 113, Book 7902, Page 132, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to James D. Qualk, by Deed from Carrie Rhea Feigel, unmarried, and Phillip R. Feigel, Jr., of record in Instrument No. 20051004-0119122, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of James D. Qualk, pursuant to a Power of Attorney executed by same on the - day of September, 2010, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

20130520005034 2

THIS conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 7332, Page 380, amended in Book 7902, Page 113, Book 7902, Page 132, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X_) Unimproved (____) property, known as **3818 West End Ave. #107, Nashville, TN 37205**

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 15th day of May, 2013

James D. Qualk by Diana Aubin Attorney-in-Fact

James D. Qualk, by Diana Aubin, Attorney-in-Fact

State of Tennessee
County of Davidson

On 15th day of May, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **James D. Qualk,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James D. Qualk**, for the purpose therein contained, by signing the name of **James D. Qualk**, by herself as Attorney-in-Fact.

Witness my hand and official seal.

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: May 5, 2015