THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050196** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $210,000.00. Margaret H. Russell Affiant Subscribed and sworn to before me, this11th day of June, 2013. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Margaret H. Russell 245 Westchase Dr Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116030F04200CO

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, **Loring M. Garrison and wife, Catherine Garrison** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret H. Russell, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 245 of Westchase Condominiums, Phase II horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250 Page 43, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed by Warranty Deed from Margaret S. Palmer Blanton, married to Loring M. Garrison and spouse, Catherine Garrison and Elizabeth Garrison, unmarried as recorded on the 23rd day of June, 2006 in Instrument No. 20060623-0075184 and Quitclaim Deed from Elizabeth Garrison and husband, Ali Scott Azizi to Loring M. Garrison and wife, Catherine Garrison as recorded on the 5th day of October, 2012 in Instrument No. 20121005-0091583, 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 WESTCHASE CONDOMINIUM APARTMENTS, PHASE II, as recorded in Plat Book 6250, Page(s) 43.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTCHASE CONDOMINIUM of record in Book 6097, Page 266 , as amended by instrument(s) of record in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362; 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.

BILL GARRETT, Davidson County
Trans:T20130049984 DEEDWARR
Recvd: 06/13/13 15:21 2 pgs
Fees:13.00 Taxes:777.00
20130613-0060694

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3943, Page 948, Book 3958, Page 146 and Book 3966, Page 144.

Easement for Sewer, recorded in Book 3371, Page 270.

Easement to Comcast, recorded in Instrument No. 20100219-0012994.

This is improved property located at 245 Westchase Dr Nashville TN 37205.

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 11th day of June, 2013.

Loring M. Garrison, Jr.
Loring M. Garrison

Catherine L. Garrison
Catherine Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 11th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014