BILL GARRETT, Davidson County
Trans:T20130057903 DEEDWARR
Recvd: 07/08/13 14:18 4 pgs
Fees:22.00 Taxes:0.00
20130708-0070345

WARRANTY DEED

MAIL RECORDED DEED TO:

PEGGY AYRES
BODIE DOLINA HOBBS FRIDELL & GRENZER, PC
21 W. SUSQUEHANNA AVENUE
TOWSON, MD 21204

OWNER (SEND TAX BILLS TO):

WILLIAM F. USHER
ELINOR F. USHER
316 PADDINGTON ROAD
BALTIMORE, MD 21212

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM F. USHER and ELINOR F. USHER, husband and wife (herein, "Grantor"), whose address is 316 Paddington Road, Baltimore, MD 21212, hereby sells, transfers and conveys to WILLIAM F. USHER and ELINOR F. USHER, husband and wife, or survivor thereof for life, without powers, with remainder to SARAH ELIZABETH USHER (herein, "Grantee"), whose address is 316 Paddington Road, Baltimore, MD 21212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4487 Post Place, Unit 1, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 11 day of June, 2013

GRANTOR:

William F. Usher

William F. Usher

STATE OF Baltimore, Maryland
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William F. Usher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2013.

[Affix Notary Seal]

PEGGY K. AYRES NOTARY PUBLIC BALTIMORE COUNTY MARYLAND

Peggy K. Ayres

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/15/15

GRANTOR:

Elinor F. Usher

Elinor F. Usher

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elinor F. Usher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2013.

[Affix Notary Seal]

PEGGY K. AYRES NOTARY PUBLIC BALTIMORE COUNTY MARYLAND

Peggy K. Ayres

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/15/15

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

EXHIBIT A

[Legal Description]

A certain tract of land, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Lions Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said register's Office.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20130514-0048324 on May 14, 2013.

PIN NO: 103150B001.00CO

STREET ADDRESS:

4487 Post Place, Unit 1, Nashville, TN 37205

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Baltimore

The actual consideration or value, whichever is greater, for this transfer is $ ZERO ($0.00).

GRANTEE

Grantee signature William F. Usher
William F. Usher

Subscribed and sworn to under oath before me, this 11 day of June, 2013

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/15/15

[Affix Notary Seal]

