THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Flaleah L. Cotter, Trustee 252 Myhr Green, Unit #52 Nashville, TN 37221	Same	Map/Parcel: 142-07-0-C 052.00 CO

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Flahleah L. Cotter**, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Flaleah L. Cotter, Trustee** of the **Flaleah L. Cotter Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, her interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 52 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws, appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Flaleah L. Cotter by General Warranty Deed from Rochford Realty and Construction Co., Inc., of record in Book 8158, page 791, Register's Office for Davidson County, Tennessee.

This is improved property known as 252 Myhr Green (Unit No. 52), Nashville, TN 37221.

This conveyance is made subject to:

1. Current real property taxes;

BILL GARRETT, Davidson County
Trans:T20130084713 DEEDWARR
Recvd: 10/01/13 12:32 2 pgs
Fees:12.00 Taxes:0.00
20131001-0102884

2. The provisions and requirements of the Act and all covenants, conditions, restrictions, easements, and provisions of the Master Deed;

3. Matters set forth on the boundary Plat of Ashley Green of record in Book 6900, page 24, Register's Office for Davidson County, Tennessee;

4. Easements of record in Book 5374, page 511, Book 5407, page 643 and Book 6483, page 907, said Register's Office; and

5. Any and all further restrictions, easements, encumbrances, and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 24 day of November, 2006.

Flaleah L. Cotter

Flaleah L. Cotter

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Flaleah L. Cotter**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of November, 2006.

Jessica Leigh Loria

Notary Public

NOTARY PUBLIC AT LARGE KNOX CO., TENN.

My Commission Expires: 12.19.06

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.