File 25410-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085031 DEEDWARR
Recvd: 10/02/13 10:14 2 pgs
Fees:13.00 Taxes:703.00
20131002-0103315

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2013.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

KATHY WAND
STATE OF TENNESSEE NOTARY PUBLIC
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
Benlynn Kammer Boyle	**New Owner**	**Map 142-07-0-C, Parcel 049.00CO**
246 Myhr Green		
Nashville, TN 37221		

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,

Lynda Joan Morley, an unmarried woman

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

Benlynn Kammer Boyle, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 49 of the Ashley Green Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, and corrected in Book 7467, Page 279, and amended by 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, and in Instrument No. 20111101-0084880, (Register's Office for Davidson County, Tennessee, (collectively "the Master Deed") including without limitation the By-Laws appended thereto, of record in Book 7184, page 71, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, of record in Book 7184, page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lynda Joan Morley, an unmarried person by Warranty Deed from Ann B. Thigpen, an unmarried woman, of record in Instrument No. 20070402-0038606, Register's Office for Davidson County, Tennessee.

The property is made subject to the following exceptions:

(1) The Plan of record in Book 7184, Page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green Condominiums, of record in Book 7184, Page 44, corrected in Book 7467, Page 279, amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, said Register's Office.
(3) By-Laws of Ashley Green Homeowners' Association, Inc. of record in Book 7184, Page 71, said Register's Office.
(4) All matters shown on the Revised Boundary Plat of record in Book 6900, Page 978. said Register's Office.
(5) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, said Register's Office.
(6) Perpetual Easement for highway purposes and drainage easement granted to the State of Tennessee of record in Book 5407, Page 643, said Register's Office.
(7) Sewer easement and a 10 foot temporary construction easement to the Bellevue Assembly of God, of record in Book 6483, page 907, said Register's Office.
(8) Rights of others in and to the common elements.
(9) Easements for utility service and party walls for use in common with owners of attached and appurtenant improvements.
(10) The property taxes for 2013 have been prorated and paid by the Grantor herein.

This instrument is being executed on behalf of Lynda Joan Morley, pursuant to a Power of Attorney executed by same on the 28th day of September, 2013, of record in Instrument No. 20131002010331 4, Register's Office for Davidson County, Tennessee.

This is improved (_X_) Unimproved (____) property, known as **246 Myhr Green, Nashville, TN 37221**

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 28th day of **September, 2013.**

Lynda Joan Morley by Erik Berg, Attorney in Fact

Lynda Joan Morley By: Erik Berg, Attorney in Fact

STATE OF FLORIDA)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Erik Berg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Lynda Joan Morley** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lynda Joan Morley** for the purpose therein contained, by signing the name of **Lynda Joan Morley** by himself as Attorney-in-Fact.

Witness my hand and official seal at Naples, Florida, this 28 day of **September, 2013.**

My Commission expires: 11-06-2015

Lynn Williams
Notary Public

LYNN WILLIAMS
MY COMMISSION # EE125356
EXPIRES: November 06, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.