WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038430 DEEDWARR
Recvd: 06/02/14 15:06 2 pgs
Fees:13.00 Taxes:939.43
20140602-0047436

G-VRES-14-2038

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00.

Wanda C. Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lora Aboulmouna	Ascend Federal Credit Union	
(NAME)	(NAME)	**117110D01900CO**
2038 Graybar Lane	1611 N. Jackson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANET BLACKWELL, MARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LORA ABOULMOUNA,** _____ hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2038, together with the appurtenant interest in the common elements of Turnberry Square, a horizontal property regime established by Master Deed of record in Book 6686, Page 166, amended in Book 6814, Page 165 and Supplemented in Book 8747, Page 521, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Janet Blackwell, unmarried by Warranty Deed from Graybar Associates, a Tennessee joint venture composed of Cumberland Development Group, Inc., John Walker and Doyle Gaw, recorded on the 16th day of September, 1986 in Deed Book 6979, Page 800, in the Register's Office of Davidson County, Tennessee.

Janet Blackwell having since married. The above described property has never been the principal marital residence of Janet Blackwell.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Terms and provisions of by-Laws of Turnberry Square Condominiums amended at Instrument Nos. 20000801-0075604 and 20060912-0112658, Register's Office for Davidson County, Tennessee.
- Charter of Turnberry Square Homeowners' Association, Inc. recorded in Book 6849, Page 237, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TURNBERRY SQUARE CONDOMINIUMS of record in Book 6686, Page 166, as amended by instrument(s) of record in Book 6814, Page 165, Book 8747, Page 521 and Book 9315, Page 795; Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement recorded in Book 6634, Page 506, Register's Office for Davidson County, Tennessee.
- Designation of SHN Partnership recorded in Book 8747, Page 536, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2038 Graybar Lane, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF MAY, 2014.

Janet Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET BLACKWELL, 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, this the 29th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212