WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
BILL GARRETT, Davidson County Trans:T20140041979 DEEDWARR Recvd: 06/13/14 12:06 2 pgs Fees:13.00 Taxes:1110.00 20140613-0051835	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00. Affiant Subscribed and sworn to me on June 10, 2014. My Commission Expires Mar.30, 2015 NOTARY PUBLIC
File No.: 14-0035	

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth
1031 Westhaven Blvd
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Lois Emily Noel 4001 Utah Avenue, Nashville, TN 37209	NEW OWNER	104-01-0E-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH G. HARLIN, NOW KNOWN AS ELIZABETH GRAHAM HARLIN SUSCHA, A MARRIED WOMAN,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LOIS EMILY NOEL, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of The 4001 Utah Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27- 101, et seq., as amended, Tennessee Code Annotated, as established by Declaration and Master Deed Establishing a Planned Unit Development for The 4001 Utah Avenue Townhomes, of record as Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage of interest ownership in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Master Deed. Reference is hereby made to the Plan of The 4001 Utah Avenue Townhomes, shown as Exhibit "B" to the Declaration and Master Deed of record as Instrument No. 20070529-0063605, Register's Office for Davidson for a more complete identification and description of said unit.

Being the same property conveyed to ELIZABETH G. HARLIN, UNMARRIED, by deed from LINDA S. PATTERSON COLLINS AND HUSBAND, ERNIE COLLINS, of record as Instrument No. 20071227-0147829, dated December 21, 2007, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated between the parties and assumed by Grantee. 2015 and subsequent taxes are assumed by the Grantee.
2. The Declaration and Master Deed of Record aforesaid with any assessments, special assessments, and easements, as may be supplemented or amended.
3. Easements and setback lines as set forth on the above plan of record.
4. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This property is also known as Improved property located at 4001 Utah Avenue, Nashville, TN 37209.

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, her heirs and assigns, forever, and GRANTOR 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, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 10, 2014

Grantor(s): Elizabeth Graham Harlin Suscha

Elizabeth G. Harlin, now known as
Elizabeth Graham Harlin Suscha

***The subject property conveyed herein has never been the primary or marital residence of Christopher LE Suscha.**

Christopher LE Suscha

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Elizabeth G. Harlin, now known as Elizabeth Graham Harlin Suscha, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2014.

Notary Public

My Commission Expires Mar.30, 2015
My Commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher LE Suscha, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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