THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 14091918	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2014. Notary Public My Commission Expires: 8/18/18

JANE GRAVER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140074059 DEEDWARR
Recvd: 10/02/14 08:33 2 pgs
Fees:13.00 Taxes:536.50
20141002-0090856

WARRANTY DEED

Address New Owner: Erika Uhrlass 103 Bear Track Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-08-0-A-027.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Ann D. Mason, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erika Uhrlass**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 27, PHASE I, CORONADA TOWN HOME CONDOMINIUMS, as shown on plat of record in Plat Book 4860, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jo Ann D. Mason by Special Warranty Deed from Regions Bank, recorded on the 11th day of April, 2012 in Instrument No. 20120411-0030822, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, CORONADA TOWN HOME CONDOMINIUMS, as recorded in Plat Book 4860, Page(s) 26.

Terms and provisions of by-Laws recorded in Book 4901, Page 702, amended at Instrument No. 20100304-0016850, as amended in Book 6132, Page 118 and Book 7694, Page 733.

Charter of Coronada Condominium Association, Inc. recorded in Book 4902, Page 938.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CORONADA TOWN HOME CONDOMINIUMS of record in Book 4901, Page 679, as amended by instrument(s) of record in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269; also subject to easements, rights and interests 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.

Easement for Sanitary Sewers, recorded in Book 4816, Page 965 and Book 4788, Page 761.

Easement for Cable TV, recorded in Instrument No. 20130118-0006281.

Easement for Underground Utility, recorded in Book 7173, Page 324.

Easement Lease, recorded in Book 9045, Page 954.

Memorandum of Lease Agreement, recorded in Book 10237, Page 775, Instrument Nos. 20100330-0023625, 20100419-0029232 and 20100419-0029233.

The said property was never the marital residence of the Grantor.

This is improved property located at 103 Bear Track Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2014.

Jo Ann D. Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Ann D. Mason, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2014.

Notary Public

My Commission Expires: 7/3/17

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY C. M[illegible] APIRES
JULY 3, 2017