Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Lauren C. Hartstern	SAME	Map & Parcel
5510 Country Dr. Apt 63		162-09-0B-057.00
Nashville, TN 37211		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Marie B. Gardner (a widow) and Donna G. Kinnane (a widow)**, have this day bargained and sold and by these presents to hereby transfer and convey to **Lauren C. Hartstern (single) and Stephen C. Hartstern** (married), as joint tenants with the express right of survivorship their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 306 on the Plan of Phase 3, Hickory Valley Condominiums, 4th Revised site, as of record in Plat Book 5200, page 131, Register's Office, to which plan reference is made for a more complete description.
>
> BEING that same property conveyed to Marie B. Gardner and Donna G. Kinnane by quitclaim deed from Marie B. Gardner and Donna G. Kinnane of record in Instrument No. 20130702-0067962, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants appearing of record in Book 4918, page 116; Book 4958, page 346; and in Book 8021, page 852; and any and all other matters as shown on the Plat of record in Plat Book 5200, page 131; all of the Register's Office for Davidson County, Tennessee.

This is property known as: 5600 Country Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2015 real property taxes, which taxes are being prorated between parties, the

BILL GARRETT, Davidson County
Trans:T20150005766 DEEDWARR
Recvd: 01/23/15 13:02 2 pgs
Fees:13.00 Taxes:270.10
20150123-0006806

grantors giving unto the grantees their proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 19th day of January, 2015.

Marie B. Gardner
By Donna G. Kinnane

Marie B. Gardner
By: Donna G. Kinnane
Attorney-in-fact

Donna G. Kinnane

STATE OF TENNESSEE]
SS.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna G. Kinnane, one of the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained; and the said Donna G. Kinnane to be known to be the person who executed the foregoing (WARRANTY DEED) instrument contained, as the free act and deed of the said Marie B. Gardner, by virtue of Power of Attorney, duly executed by said Marie B. Gardner and appearing of record in Instrument No. 20150123-0001805 of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of January, 2015.

Sharron C. Couch
Notary Public

My Commission Expires: 3-8-16

SHARRON C. COUCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $73,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donna G. Kinnane
Affiant

Sworn to and subscribed before me, this the 19th day of January, 2015.

Sharron C. Couch
Notary Public

My Commission Expires: 3-8-16

SHARRON C. COUCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016