Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAUREEN McTERNAN	**MAUREEN McTERNAN**	**104-09-0H-005.00 CO**
(NAME) **3626 WEST END AVE. UNIT E #105**	(NAME) **83 OLD FARM ROAD**	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) **BASKING RIDGE, NJ 07920**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GLENNA SUE ORR,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN MCTERNAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being known as Unit E-105 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, as amended in Book 8708, page 501, Book 11545, page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Glenna Sue Orr, unmarried, by Special Warranty Deed from U. S. Bank National Association, Successor by merger to U.S. Bank National Association, N.D., by deed of record in Instrument No. 20150109-0002362, dated December 31, 2014, as Corrected by Affidavit of Scrivener's Error of record in Instrument No. 20150212-0012884, dated February 6, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Conditions, Covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained or incorporated by reference into the Master Deed establishing RICHLAND HOUSE Condominium of record in Book 7380, Page 470, Register's Office for Davidson County, Tennessee, as amended by instrument(s) of record in Book 8708, Page 501, Book 11545, Page 870, and Instrument Nos. 20000331-0032315, 20000403-0032872 and 2001106140062797; 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 any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Glenna Sue Orr of record as Instrument No.20150602-0051283, Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

Unimproved ( )
This is improved(X) property, known as 3626 WEST END AVENUE, UNIT E-105, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150043487 DEEDWARR
Recvd: 06/03/15 12:32 2 pgs
Fees:13.00 Taxes:1147.00
20150603-0051789

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, their heirs and assigns forever; and we do covenant with 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 hand this 3rd day of June, 2015.

xGLENNA SUE ORR
By: Effie Priscilla Roberts,
Attorney in Fact for Glenna Sue Orr

GLENNA SUE ORR
By: Effie Priscilla Roberts,
Attorney in Fact for Glenna Sue Orr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of June, 2015, before me personally appeared **Effie Priscilla Roberts, Attorney in Fact for Glenna Sue Orr**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Glenna Sue Orr** and who acknowledged that she executed the same as the free act and deed of **Glenna Sue Orr.**

Witness my hand and official seal at Nashville, Tennessee this 3 day of June, 2015.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public