**RECORD AND RETURN TO:** Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26071-11-2006** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.<br>Affiant<br>Subscribed and sworn to before me this 21st day of November, 2006.<br>Notary Public<br>My Commission Expires: 7/19/2008 |

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| John Robert Ashton<br>4133 Outer Drive<br>Nashville, TN | New Owners | Map & Parcel No.132.01-0-B 001.00 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, **HB Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Ashton,** unmarried ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4133 Outer Drive, Nashville, TN

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of November, 2006.

HB Holdings, LLC, a Tennessee Limited Liability Company

By _____
Christopher F. Harwell, member

Davidson County DEEDWARR
Recvd: 11/28/06 12:50 2 pgs
Fees:13.00 Taxes:1165.50
20061128-0146701

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher F. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of HB Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of November, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Outer Townhomes horizontal property regime with private elements established by Declaration of covenants, conditions, and restrictions of record in Instrument No. 20060515-0056676, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as exhibit B to the aforementioned Master Deed and being located upon Lot No. 122 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HB Holdings, LLC, a Tennessee limited liability company by deed dated September 14, 2005 from Tabitha C. Williams, an undivided one-half interest and Tabitha C. Williams and Mildred B. Wray, as heirs at law of Neuree C. Love, deceased, as undivided one-half interest of record in Instrument No. 20050916-0111691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Outer Townhomes, a horizontal property regime with private elements of record in Instrument No. 20060515-0056676, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Outer Townhomes Corporation of record in Instrument No. 20060526-0062498, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1424, page 98 and 99, Register's Office for Davidson County, Tennessee.