Davidson County DEEDWARR
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Fees:18.00 Taxes:1154.40
20080708-0070052

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $312,000.00.

Affiant

Subscribed and sworn before me on July 2, 2008.

NOTARY PUBLIC

My commission expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23375

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David E. Lovell 3000 Vanderbilt Place, #104 Nashville, TN 37212	SAME ADDRESS AS NEW OWNER	104-2-4-B-104.00 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, **Ashlyn P. Hines, a married woman**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **David E. Lovell**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to Ashlyn P. Hines by Deed from Bristol West End Ventures, Inc., a Tennessee corporation, of record as Instrument No. 20080115-0004658 in the Register's Office for Davidson County, Tennessee.

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

1. 2008 Davidson County Taxes have been prorated by the parties and assumed by the Grantee;
2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B."
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
5. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
6. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Vanderbilt Place, #104, Nashville, TN 37212.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does hereby 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 assigns, to warrant and forever defend the title to the said condominium unit to the said GRANTEE, his 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.

Spouse does not join in this conveyance as subject property is not now nor has it ever been used as a primary resident of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 2nd day of July, 2008.

Ashlyn P. Hines

Ashlyn P. Hines by [signature], Attorney-in-Fact

By: Denise R. Miller, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise R. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Ashlyn P. Hines, as her Attorney in Fact, as the free act and deed of the within named Ashlyn P. Hines. Witness my hand and official seal this 2nd day of July, 2008.

[signature]
NOTARY PUBLIC

My commission expires: 2/18/2011

SARAJANE M. KISER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067