THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29026-09-2009** **Record & Return To:** **Warranty Title** **165 Indian Lake Blvd., Ste. 106** **Hendersonville, TN 37075**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner: The actual consideration or value, whichever is greater, for this transfer is: $192,900.00. Affiant Subscribed and sworn to before me this 25th day of September, 2009. Notary Public My Commission Expires: 2-8-11 CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Kenneth M. Poole, Tara L. Poole 800 Woodland Street, #101 Nashville, TN 37206	**Send Tax Bills To:** F&M Bank 50 Franklin Street Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 082160E001.00CO

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, **David B. Williams and wife, Lisa Pellegrin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth M. Poole and wife, Tara L. Poole** ("Grantee"), its 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 800 Woodland Street, #101, Nashville, TN 37206

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 25th day of September, 2009.

David B. Williams

Lisa Pellegrin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David B. Williams and Lisa Pellegrin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090066137 DEEDWARR
Recvd: 09/29/09 09:46 2 pgs
Fees:13.00 Taxes:713.73

20090929-0090221

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101, together with parking space #26, together with the appurtenant interest in the common elements of City View Lofts Condominiums horizontal property regime established by Master Deed, of record in Instrument No. 20020905-0107488, as amended by First Amendment to Master Deed of record in Instrument No. 20030826-0123605, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts of record in Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David B. Williams, unmarried by Deed dated October 15, 2003 from City View Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20031017-0154277, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20010529-0055279, Instrument No. 20010529-0055280 and in Instrument No. 20020905-0107487, 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 City View Lofts Condominium Association of record in Instrument No. 20041014-0124079, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for City View Lofts Condominiums, of record in Instrument No. 20020905-0107488, amended in Instrument No. 20030826-0123605, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.
7. Approval of development plan on record in Instrument No. 2003826-0123606, Register's Office for Davidson County, Tennessee.