THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29032-09-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $ 269,000.00 Affiant Subscribed and sworn to before me this 30th day of September, 2009. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Karen L. Charlton 4210 Hillsboro Pike, Apt. 207 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131020H20700CO

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, **John Drew Hart and wife, Julie Taylor Hart**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen L. Charlton, un married** ("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 4210 Hillsboro Pike, Apt. 207, Nashville, TN 37215.

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.

Julie Taylor Hart, spouse of John Drew Hart, joins in the execution of this instrument for the purposes of conveying any of her marital interest in said property.

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 30th day of September, 2009.

John Drew Hart by Carolyn D. Akins, AIF
John Drew Hart
BY: Carolyn D. Akins, Attorney-In-Fact

Julie Taylor Hart by Carolyn D. Akins, AIF
Julie Taylor Hart
BY: Caroyn D. Akins, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn D. Akins**, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **John Drew Hart and Julie Taylor Hart**, and is authorized by the said **John Drew Hart and Julie Taylor Hart** to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of September, 2009.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20090067354 DEEDWARR
Recvd: 10/02/09 15:36 2 pgs
Fees:13.00 Taxes:995.30
20091002-0091926

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 207, together with the appurtenant interest in the common elemtns of Hillsboro Quarters II, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Third Amendment to the Master Deed in Instrument No. 20050425-0045365.

Being the same property conveyed to John Drew Hart, unmarried by deed dated 05/31/2005 from Craighead Patten Properties, a Tennessee joint venture composed of Craighead Development, LLC, a Tennessee limited liability company and Patton Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20050607-0064679, Register's Office for Daavidson County, Tennessee. The said John Drew Hart having since married.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. 1st Amendment to the By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hillboro Quarters Condominium Owner's Association, Inc. of record in Instrument No. 20041230-0155026 and Instrument No. 20061229-0161138, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hillsboro Quarters Condominium Owner's Assocation, Inc. of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.
5. 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 Hillsboro Quarters, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
9. Easement to the State of Tennessee of record in Book 4426, page 398, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.