Davidson County DEEDWARR
Recvd: 01/21/10 14:40 3 pgs
Fees:18.00 Taxes:965.70
20100121-0005408

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $261,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF January, 20010.

NOTARY PUBLIC

My Commission expires: June 20, 2011

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN M. LANCASTER, JR.	NEW OWNER	083130A20200CO
(NAME)	(NAME)	
1117 FATHERLAND ST., UNIT 202		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael H. Jones, an unmarried person**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto **John M. Lancaster, Jr. and Johanna Pagels, husband and wife**, hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 202, on the Plan of Fatherland Court at Martin Corner as shown on Exhibit A-2, to the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development of record as Instrument No. 20050628-0074027, as amended by Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee, with a street address of 1117 Fatherland Street, #202, Nashville, Tennessee 37206.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the 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 Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of FATHERLAND COURT AT MARTIN CORNER, of record in Instrument No. 20050628-0074027 and amended in Instrument No. 20051006-0120764, Register's Office for said County.

Being the same property conveyed to Michael H. Jones, unmarried, by Warranty Deed dated February 21, 2006, from Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, of record in Instrument No. 20060223-0021241, Register's Office for Davidson County, Tennessee.

This is improved property known as **1117 Fatherland Street, Unit 202, Nashville, TN 37206.**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 5th day of January 2010.

Michael H. Jones

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for Davidson County Tennessee, the within named Michael H. Jones, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of January, 2010.

My Commission expires:
Sep. 8, 2013

Notary Public

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

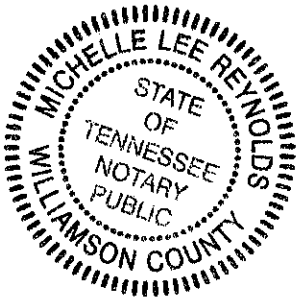
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011