BOX #14A
G#22512-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100021763 DEEDWARR
Recvd: 04/13/10 08:48 2 pgs
Fees:13.00 Taxes:1221.00
20100413-0027750

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2010.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BEVERLY MARSH **KAITLYN MARSH**	**NEW OWNERS**	**Map 105-01-0-B, Parcel 301CO**
1010 16th Avenue South, #404		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Haury & Smith Contractors, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly Marsh, an unmarried woman and Kaitlyn Marsh, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 301 of Ten Ten On the Row, a Condominium, a horizontal property regime, located at 1010 16th Avenue South, Nashville, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441,Register's Office for Davidson County, Tennessee, and amendments in Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, are incorporated in the deed by reference and made a part hereof the same as though copied herein. Parking Space No.27 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 404.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., by Deed from Dowell Wright Holdings, LLC and Dowell Wright, individually, of record in Instrument No. 20050426-0046387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws of record in Instrument No. 20071023-0125441, Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965, and Instrument No. 20090929-0090277, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

2010 Taxes, a lien not yet due and payable.

The Plan of record as set out on Exhibit "B" to the Master Deed of record in Instrument No. 20071023-0125441 and amended in Instrument No. 20090929-0090277 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ten Ten On the Row Condominiums.

Master Deed and By-Laws of Ten Ten On the Row Condominiums, of record in Instrument No. 20071023-0125441, Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965, and amended in Instrument No. 20090929-0090277, said Register's Office.

All matters shown on the Plan of record in Book 57, Page 31, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20051230-0156625, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record Instrument No. 20051230-0156628, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, said Register's Office.

This is improved (_X__) Unimproved (____) property, known as **1010 16th Avenue South, #301, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness its hand by its duly authorized officer this **9th** day of **April, 2010**

Haury & Smith Contractors, Inc.

By: _____
Randall Toney, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Randall Toney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Financial Officer of the Haury & Smith Contractors, Inc., within named bargainor, a corporation, and that he/she as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such .

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **April, 2010**

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 3/7/2011