THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***103,000.00

Affiant

Subscribed and sworn to before me this 12 day of April, 2010.

Notary Public

My Commission Expires: 8. 20. 13

BILL GARRETT, Davidson County
Trans:T20100022595 DEEDWARR
Recvd: 04/16/10 10:22 2 pgs
Fees:13.00 Taxes:381.10
20100416-0028728

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Nathan Greer Faulkner 4414 S. Trace Boulevard Old Hickory, Tennessee 37138	New Owner	MAP 064-09-0A PARCEL 037.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Three Thousand and 00/100 Dollars ($***103,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Barry Construction Co., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Nathan Greer Faulkner and wife, Fallan Nicole Barrow-Faulkner, (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:

BEING Unit 4414 of Southfork Condominiums, Phase II, a Condominium Development established pursuant to the provision 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 Southfork Condominiums, Phase I, of record in Book 6783, page 839, as amended in Book 6994, page 447, annexing the property known as Southfork Condominiums, Phase II, and as further amended in Instrument No. 20020327-0037726, 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 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; said Unit being depicted on Exhibit "B" to said amended Master Deed of record in Book 6994, page 447, in the Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed of record in Book 6783, page 839, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Barry Construction Co., a Tennessee corporation, by Quitclaim Instrument of Correction dated October 25, 1999, from Barry Zeitlin and wife, Linda P. Zeitlin, of record in Book 11719, page 747, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4414 S. Trace Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Southfork, Section Two, of record in Book 6250, page 386, and By-Laws appended to Master Deed in Book 6783, page 855, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements and agreements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of April, 2010, as the duly authorized officer of the corporate party herein.

BARRY CONSTRUCTION CO.

By: _____
Barry Zeitlin

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Barry Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Barry Construction, Co., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 12th day of April, 2010.

_____
Notary Public

My Commission Expires: 8. 20. 13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY