STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

Subscribed and sworn to before me, this 20 day of May, 2010.

My Commission Expires: 7-24-10

Affiant

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

BILL GARRETT, Davidson County
Trans:T20100030481 DEEDWARR
Recvd: 05/20/10 12:26 3 pgs
Fees:18.00 Taxes:92.50
20100520-0039026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SOUTHERN HILLS CONDOMINIUM ASSOCIATION, INC. 370 WALLACE ROAD, UNIT B-3 NASHVILLE, TN 37211 MAP & PARCEL NO. 147-03-0 B 105.00 CO	SOUTHERN HILLS CONDOMINIUM ASSOCIATION, INC. 370 WALLACE ROAD NASHVILLE, TN 37211

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

RONNDALE G. COTTON and CATHY DIANE MOSES,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SOUTHERN HILLS CONDOMINIUM ASSOCIATION, INC.,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tracts of land in Davidson County, Tennessee being further described as follows:

Land in Davidson County, Tennessee, being Unit No. B-3 on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, and amended in Book 7044, page 209, Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Ronndale G. Cotton and Cathy Diane Moses by Special Warranty Deed from D. Steve. Damesworth, dated June 30, 2006, of record in Instrument No. 20060706-0081239, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2010, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) HOA CHARTER OF RECORD IN BOOK 6576, PAGE 69; (C) MASTER DEED OF RECORD IN BOOK 6594, PAGE 502, AND AMENDED IN BOOK 7044, PAGE 209; (D) EASEMENT OF RECORD IN BOOK 6695, PAGE 22; (E) RIGHT OF WAY EASEMENT OF RECORD IN BOOK 4435, PAGE 29; AND (F) ANY AND ALL ZONING REGULATIONS,

BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 370 WALLACE ROAD, UNIT B-3, NASHVILLE, TN 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 15 TH DAY OF ~~MARCH~~ APRIL, 2010.

Ronndale G. Cotton
RONNDALE G. COTTON

Cathy Diane Moses
CATHY DIANE MOSES

STATE OF CALIFORNIA

COUNTY OF _____

On this _____ day of March, 2010, before me personally appeared Ronndale G. Cotton and Cathy Diane Moses, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

See Attached
Notary Public

See Attached California All Purpose Acknowledgement

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WARRANTY DEED

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SOLANO

On 4-15-2010 before me, CHARAN DHAWAN, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared RONNDALE S. COTTON AND CATHY DIANE MOSES,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Charan Dhawan
Signature of Notary Public

(Notary Seal)

CHARAN DHAWAN
Commission # 1669236
Notary Public - California
Solano County
My Comm. Expires May 23, 2010

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 4/15/10

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document