THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10080884**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Jennifer Womack Affiant Subscribed and sworn to before me, this 9th day of September, 2010. Notary Public My Commission Expires: 11/22/10

BILL GARRETT, Davidson County
Trans:T20100057509 DEEDWARR
Recvd: 09/13/10 15:53 2 pgs
Fees:13.00 Taxes:1794.50
20100913-0072807

State of Tennessee Notary Public County of Summer Kole Rosenthal

WARRANTY DEED

Address New Owner: Scott Womack and Jennifer Womack 2412 A Abbott Martin Rd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117130H00100CO

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 David McClure, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Womack and wife, Jennifer Womack** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, ABBOTT MARTIN TOWN HOMES, a Condominium, as established by Declaration of Condominium Ownership for Abbott Martin Town Homes, a Condominium of record in Instrument 20090303-0018738, in the Register's Office, Davidson County, Tennessee, to which declaration reference is hereby made for a more particular description of said unit.

Said Declaration amended to NOW BE KNOWN AS A HORIZONTAL PROPERTY REGIME PUD WITH PRIVATE ELEMENTS in Instrument No. 20100825-0067354 in accordance with the Plat of record in Instrument No. 20090303-0018738 in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to John David McClure, unmarried by Warranty Deed from Sammie M. Mauldin, a widow, recorded on the 5th day of January, 1993 in Book 8832, Page 322, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Declaration of Condominium Ownership and By-Laws establishing ABBOTT MARTIN TOWN HOMES Condominium of record in Instrument No. 20090303-0018738; also subject to 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 building thereon. Amended in Instrument No. 20100825-0067354.

Easement recorded in Book 4005, Page 359.

This is improved property located at 2412 A Abbott Martin Rd Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of September, 2010.

John David McClure

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John David McClure, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY