THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29736-09-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 24th day of September, 2010. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Christine P. Browning 4400 Belmont Park Terrace #179 Nashville, TN 37215	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 131030B179.00CO

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, **Anna Durham Windrow, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine P. Browning, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4400 Belmont Park Terrace #179, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the ~~24th~~ 22nd day of September, 2010.

Anna Durham Windrow

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: 409-86-9571

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anna Durham Windrow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~24th~~ 22nd day of September, 2010.

Judy C. Woods
Notary Public

My Commission Expires:
January 6, 2014

JUDY C. WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20100060612 DEEDWARR
Recvd: 09/27/10 10:35 2 pgs
Fees:13.00 Taxes:1036.00

20100927-0076604

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 179 on the Plan of Section Four Arden Place, as of record in Plat Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anna Durham Windrow, unmarried by deed dated 08/23/94 from Walter T. Durham and wife, Anna C. Durham of record in Book 9450, page 319, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2010, having prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, amended in Book 4819,. page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and Instrument No. 20070816-009825, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Arden Place Homeowners Association of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4955, page 5, Register's Office for Davidson County, Tennessee.
5. Boundary Line Declaration recorded in Book 8813, page 398 , Register's Office for Davidson County, Tennessee.