| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 29731-09-2010**<br>Davidson | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 24th day of September, 2010.<br><br>Notary Public<br><br>My Commission Expires 5/8/12 |
|---|---|

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

My Commission Expires MAY 8, 2012

| **Address New Owner:**<br>Steven Payne, Gloria Payne<br>2939 Longford Drive<br>Murfreesboro, TN 37129 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>117110D002.00CO |
|---|---|---|

**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, **Courtney P. Burnette, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Payne and wife, Gloria Payne** ("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 2004 Graybar Lane, 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 day of September, 2010.

Courtney P. Burnette

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Courtney P. Burnette**, 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 day of September, 2010.

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans: T20100061244 DEEDWARR
Recvd: 09/29/10 09:53 2 pgs
Fees: 13.00 Taxes: 1017.50

20100929-0077378

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2004, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165, supplemental Declarations in Book 8747, page 521 and 536, amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominiums Site Plan attached as Exhibit E to the aforementioned Master Deed.

Being the same property conveyed to Courtney P. Burnette, unmarried by deed dated 08/22/2007 from Patricia Hodgson-Carruth, married (formerly known as Patricia A. Hodgson) of record in Instrument No. 20070827-0102716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2010, having been prorated by the parties and assumed by the Grantee.
2. By-Laws of Turnberry Square Homeowners Association, of record in Instrument No. 20000801-0075604, amended in Instrument No. 20060912-0112658, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Turnberry Square Homeowners Association of record in Book 6849, page 237, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Turnberry Square Condominiums, of record in Book 6686, page 166, amended in Book 6814, page 185, supplemental declarations in Book 8747, page 521 and 536, amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Storm water detention agreement of record in Book 6634, page 506, Register's Office for Davidson County, Tennessee.