**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**3817 Bedford Avenue**
**Suite 140**
**Nashville, Tennessee 37215**

**CRT File No. 10080958**

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 2463
(Davidson County File Box 9-B)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $199,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2010.

Notary Public
My Commission Expires: My Commission Expires FEB. 19, 2013

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100062831 DEEDWARR
Recvd: 10/05/10 09:57 2 pgs
Fees:13.00 Taxes:588.30
20101005-0079461

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Zachery M. Wexler<br>2025 Woodmont Blvd<br>#309<br>Nashville, TN 37215 | ~~New Owner~~<br>SunTrust Mortgage, Inc.<br>901 Semmes Avenue<br>Richmond, VA 23224 | Tax Parcel ID No.<br>117-11J-309.00 CO |

**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, **Kathryn M. Nichols** (**Grantor"), has this day bargained and sold, and does hereby transfer and convey to Zachery M. Wexler, unmarried and Irwin M. Wexler, married as tenants in common ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**unmarried

Land in Davidson County, Tennessee, being Unit No. 309, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Kathryn M. Nichols, a single woman by Warranty Deed from The Garden Partners, a Tennessee general partnership, recorded on the 15th day of December, 2004 in Instrument No. 20041215-0149410, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685, re-recorded at Instrument No. 20040212-0017074 , as amended by instrument(s) of record in Instrument Nos. 20050404-0036415 and 20050512-0053861; 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.
Easement recorded in Book 9921, Page 620.

This is improved property located at 2025 Woodmont Blvd #309 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 4th day of October, 2010.

**Kathryn M. Nichols**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 4th day of October, 2010.

Notary Public
My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County