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

CRT File No. 10091190

BILL GARRETT, Davidson County
Trans:T20100069382 DEEDWARR
Recvd: 11/02/10 10:05 2 pgs
Fees:13.00 Taxes:684.50
20101102-0087634

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this29th day of October, 2010.

Notary Public
My Commission Expires: 11/26/12

Kate Rosenthal
Notary Public
State of Tennessee
County of Sumner

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colin Turner 601 Old Hickory Blvd #59 Brentwood TN 37027	New Owner	Tax Parcel ID No. 171030B25500CO

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, **Jason Warpool, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin Turner, unmarried**, ("Grantees"), his 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 17, TOWNHOMES OF FREDERICKSBURG, PHASE II, SECTION VII, as shown on plat of record in Plat Book 9700, Page 957, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Warpool, a single man by Warranty Deed from Judy Buntain, n/k/a Judy Oates Holt, recorded on the 19th day of May, 2005 in Instrument No. 20050519-0056382, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE II, SECTION VII, as recorded in Plat Book 9700, Page(s) 957, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 10224, Page 683, Book 10126, Page 435 and Book 11682, Page 75 and Instrument Nos. 20000718-0070558 and 20050705-0076596 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10694, Page 541 and Book 11550, Page 554.

Charter of Homeowners Association recorded in Book 10126, Page 430 and Book 11550, Page 529.

Easement for Cable TV, recorded in Instrument No. 20000516-0049387.

Easement for Sanitary Sewer, Storm Drainage, Water Mains & Appurtenances, recorded in Book 7358, Page 643.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269.

Easement to Bell South, recorded in Book 10709, Page 143.

Easement recorded in Book 7851, Page 712.

Stormwater Detention Agreement recorded in Book 10357, Page 920.

Conveyance to Homeowners Association recorded in Book 11753, Page 208.

This is improved property located at 601 Old Hickory Blvd #59 Brentwood TN 37027.

Jessica Warpool, wife of Jason Warpool, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 29th day of October, 2010.

Jason Warpool

Jessica Warpool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of October, 2010.

Notary Public

My Commission Expires: 11/22/10

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