WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00.

Affiant

Subscribed and sworn to me on May 31, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/01/11 09:54 3 pgs
Fees:18.00 Taxes:695.60
20110601-0041580

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Cal Cobb 825 Battlefield Drive Nashville, TN 37204	SAME	118-06-0A 005.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Norris, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Cal Cobb, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 825 as set out on Exhibit "A" to the First Amendment to Master Deed of Campbell Grove Condominiums in Book 6553, page 486, as Master Deed is of record in Book 6400, page 323, and Addendum thereto of record in Book 8414, page 856, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Norris, married by Warranty Deed from Krista Lee Thornton Cooper and Tobias M. Cooper, wife and husband, dated April 2, 2009, of record as Instrument No. 20090403-0030334, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantee; and
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et. seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Campbell Grove Condominiums of record in Book 6400, page 323, amended in Book 6553, page 486, and Book 8414, page 856, said Register's Office; and
3. By-Laws appended to Master Deed of record in Book 6400, page 340, as amended in Instrument No. 20101119-0092752, said Register's Office; and
4. Ingress/egress easements of record in Book 4326, page 864; Book 4309, page 536; and Book 4380, page 452, said Register's Office; and
5. Access easements of record in Book 5462, pages 872, 875, and 878, said Register's Office; and
6. Plat of record in Book 6250, page 196, said Register's Office; and
7. Charter for A T & C Corporation of record in Book 9524, page 463, as amended in Book 10213, page 824, said Register's Office; and
8. Easement for sanitary sewers and/or storm drainage of record in Book 4020, page 308, said Register's Office; and
9. Rights of others in and to the common areas and/or elements; and

10. Powers of Attorney of record in Instrument No. 20090403-0030333 and 20040331-0036343, Register's Office for Davidson County, Tennessee; and

11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 825 Battlefield Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Donna L. Wiseman joins in this conveyance for purposes of transferring any and all marital interest in the property.

WITNESS our hands on May 31, 2011.

John Norris

Donna L. Wiseman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 31, 2011, before me personally appeared John Norris and Donna L. Wiseman, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 31, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/14

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY