Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***233,000.00.

Mitchell A Watts
Affiant

Subscribed and sworn to before me this 15th day of April, 2011.

Robin L. Burch
Notary Public

My Commission Expires: 7-8-2013

BILL GARRETT, Davidson County
Trans:T20110033123 DEEDWARR
Recvd: 06/03/11 09:54 2 pgs
Fees:13.00 Taxes:862.10
20110603-0042530

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER

Joshua Dearth
209 Fairmont Court
Nashville, Tennessee 37203

SEND TAX BILLS TO

Same

MAP & PARCEL NOS.

MAP 104-06-0 M
PARCEL 009.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Three and 00/100 Dollars ($***233,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Allison C. Cate, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Joshua Dearth, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. A-9, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962, Book 6893, page 62, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the revised aforementioned Master Deed and being located upon Lot 2 on the Plan of A Resubdivision of Lot 1 of Fairmont Square II Subdivision of record in Book 6250, page 825, amended in Book 6900, page 98, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Allison Cate and Alexander G. Wilson, joint tenants with right of survivorship, by Warranty Deed dated February 29, 2008, from Michael B. Cobb, unmarried, of record as Instrument No. 20080311-0024490 in the Register's Office for Davidson County, Tennessee; the said Alexander G. Wilson having since conveyed his interest in subject property to Allison C. Cate by Quitclaim Deed dated August 27, 2008, of record as Instrument No. 20080829-0088973 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Fairmont Court, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of a Resubdivision of Lot 1 of Fairmont Square II of record in Book 6250, page 825, amended in Book 6900, page 98, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 15th day of April, 2011.

Allison C. Cate

Allison C. Cate

By: Mitchell A. Watts

Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Allison C. Cate and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Allison C. Cate.

WITNESS my hand and official seal this 15th day of April, 2011.

Robin L. Burch

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.