THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060629**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this30th day of June, 2011. Notary Public My Commission Expires: ____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110039693 DEEDWARR
Recvd: 07/01/11 13:29 2 pgs
Fees:13.00 Taxes:1406.00
20110701-0050703

WARRANTY DEED

Address New Owner: Colin Hoffmann Holtze 1706 18th Ave S #302 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-8M-402.00CO

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, **Greg Wilkinson and Debra Gibbs, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin Hoffmann Holtze, 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 402, and 2 Parking Spaces, the Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 and 20090224-0016363, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Greg Wilkinson and Debra Gibbs, as equal tenants in common by Warranty Deed from The Nashville Glen, LLC, a Tennessee Limited Liability Company, recorded on the 29th day of December, 2008 in Instrument No. 20081229-0122793, 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 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87, 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 the Articles of Organization of The Nashville Glen, LLC, recorded in Instrument No. 20070628-0077527.

Charter of The Glen Condominium Association, Inc. recorded at Instrument No. 20070628-0077121.

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 GLEN Condominiums of record in Instrument No. 20070904-0105726, as amended by instrument(s) of record in Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172, and 20090224-0016363, 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 for Sanitary Sewer, Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No. 20070820-0099189.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070820-0099330.

Right of Way Dedication recorded in Book 4660, Pages 146, 147 and 148.

All matters shown on a survey prepared by Initial Point Land Surveying, Inc., TN RLS No. 2315, dated October 13, 2006.

Any easements that may have been retained with the closure of Alley No. 422 by Ordinance No. 80-292.

Easement to Comcast recorded at Instrument No. 20090721-0068095.

This is improved property located at 1706 18th Ave S #302 Nashville TN 37212.

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 30th day of June, 2011.

Greg Wilkinson

Debra Gibbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Greg Wilkinson and Debra Gibbs, 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 30th day of June, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014