(2)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $67,000.00

Coreen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04031 MELGAR

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bryant Melgar	same	135080A70700CO
707 Long Hunter Court		
Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTIN C. BARROWS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRYANT MELGAR , AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 707 Long Hunter Court, Nashville, TN 37217

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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.

Witness my hand on the 28th day of July, 2011.

Martin C Barrows by Kelly Barker attorney in fact
Martin C. Barrows by Kelly Barker, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 28th day of July, 2011, before me personally appeared Kelly Barker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Martin C. Barrows** and acknowledged that she executed the same as the free act and deed of said **Martin C. Barrows**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20110046644 DEEDWARR
Recvd: 08/01/11 14:29 2 pgs
Fees:13.00 Taxes:247.90
20110801-0058918

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 707 in Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, as shown on the Plan of record in Book 5200, Page 80, and Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.
Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws of Nashboro Village Nineteen Condominiums, including without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Martin C. Barrows by Warranty Deed from Robert A. Powell and wife Brandy L. Powell, recorded on the 16th day of December, 2002 in Instrument No. 20021216-0154930, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Martin C. Barrows pursuant to a power of attorney executed by the same on March 21, 2011 , and being filed for in Instrument # 20110801-0058917 , Register's Office for 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.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE NINETEEN CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 80, 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).

d. Covenants, Conditions and Restrictions as recorded in Book 4827, Page 14, supplemented in Book 5469, Page 840 , 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).

e. Terms and provisions of by-Laws of Nashboro Village Nineteen Condominium Association recorded in Book 5333, Page 999.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NASHBORO VILLAGE NINETEEN Condominium of record in Book 5333, Page 957; 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.

g. Easement recorded in Book 4821, Page 105 and Book 4915, Page 78.

h. Easement recorded in Book 8524, Page 546.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.