THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080988**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2011. Notary Public My Commission Expires:

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110061036 DEEDWARR
Recvd: 09/30/11 14:55 2 pgs
Fees:13.00 Taxes:869.50
20110930-0076027

WARRANTY DEED

Address New Owner: James F. Russell and Linda H. Russell 1045 Reid Hooker Road Eads, TN 38028	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104023D20100CO

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, **Maxwell Nashville, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James F. Russell and Linda H. Russell, Husband and Wife**, ("Grantees"), its 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 Number 201 on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being a portion the same property conveyed by Warranty Deed from West End Highland Limited Liability Company, a Tennessee Limited Liability Company to Accord Properties, LLC, a Tennessee Limited Liability Company as recorded on the 6th day of July, 2006 in Instrument No. 20060706-0081218 and a portion of Deed in Lieu of Foreclosure from Accord Properties, LLC, a Tennessee limited liability company to GreenBank as recorded on the 15th day of April, 2011 in Instrument No. 20110415-0029359 and a portion of Special Warranty Deed from GreenBank to Maxwell Nashville, LLC, a Tennessee limited liability company as recorded on the 3rd day of June, 2011 in Instrument No. 20110603-0042603, 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 2012 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions recorded in Instrument No. 20091214-0113711.

Notice of Termination of Declarant's Rights recorded at Instrument No. 20110603-0042602.

Charter of the Maxwell Home Owner's Association of record as Instrument No. 20091211-0113268, Register's Office for Davidson County, Tennessee.

Easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of the Maxwell, a condominium contained in the Declaration recorded in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20070510-0056063, Register's Office for Davidson County, Tennessee.

Sewer Agreement of record in Instrument No. 20070522-0060781, Register's Office for Davidson County, Tennessee.

This is improved property located at 3210 West End Circle #201 Nashville TN 37203

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 September, 2011.

Maxwell Nashville, LLC, a Tennessee limited liability company

BY: _____
Micah A. Lacher, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Maxwell Nashville, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instruction for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 29th day of September, 2011.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014