THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30314-10-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 25th day of October, 2011. Notary Public My Commission Expires:

RETURN TO: BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Austine St. Claire Fleener 4159 Outer Drive Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 132 050 N 00200 CO

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, **Aubrey B. Harwell, Jr.,Trustee, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, pursuant to a Trust Agreement dated April 28, 2011, which provides that the Trustee may delegate his right to sell property to an Attorney-In-Fact**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austine St. Claire Fleener** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 4159 Outer Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of October, 2011.

Aubrey B. Harwell, Jr. Trustee
by Stephen C. Sexton, Atty in Fact
Aubrey B. Harwell, Jr., Trustee
BY: Stephen C. Sexton, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20110070475 DEEDWARR
Recvd: 11/08/11 10:55 2 pgs
Fees:13.00 Taxes:647.50
20111108-0087266

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen C. Sexton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Aubrey B. Harwell, Trustee, and is authorized by the said Aubrey B. Harwell, Trustee, to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of October, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Harwell Townhomes, a Condominium, a horizontal property regime with private elements established by Declaration in Instrument No. 20110816-0063107, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located on Lot No. 168 on the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed dated April 29, 2011, from Paul T. Ellis, of record in Instrument No. 20110525-0040009, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Harwell Townhomes, a Condominium, of record in Instrument No. 20110816-0063107, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.