This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Diane Lazaro

TO: Benton P. Jones
931 Harpeth Trace Dr
Nashville, TN 37221

SEND TAX BILLS TO: SAME

MAP & PARCEL:
143-06-0C-00800CO

BILL GARRETT, Davidson County
Trans:T20110081362 DEEDWARR
Recvd: 12/27/11 08:48 2 pgs
Fees:13.00 Taxes:795.50
20111227-0100329

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Diane Lazaro, Grantor herein; have bargained and sold and by these presents do convey unto Benton P. Jones, unmarried, Grantee herein, his successors and assigns, the following described property:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-4 of Wood Valley Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 7382, page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Diane W. Stanley (now Lazaro) from Arthur G. Smith and spouse, Melanie M. Smith, by deed dated December 12, 2001, and recorded December 13, 2001 of record as Instrument No. 20011213-0137516, Register's Office of Davidson County, Tennessee.

Anton E. Lazaro joins in this instrument and does convey to the Grantee any interest he may have as the spouse of Diane Lazaro.

This conveyance is subject to the lien of 2011 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

This conveyance is also subject to the Plan, with Owner's Certificate, of record in Book 7382, page 189, Register's Office of Davidson County, Tennessee and to the provisions of the condominium Master Deed of record in Book 7382, page 189, Register's Office of Davidson County, Tennessee, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act of record at Tennessee Code Annotated 66-27-101 et seq and sets forth restrictions, assessments, liens and other matters to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42-USC 3604c.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 20 day of Dec., 2011.

Diane Lazaro

Anton E. Lazaro

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Diane Lazaro, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 20th day of December, 2011.

NOTARY PUBLIC

My commission expires: 6/9/2014

"OFFICIAL SEAL"
NATHAN L MACALUSO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 09, 2014

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anton E. Lazaro, the within named bargainor, 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. WITNESS my hand, at office, this the 20th day of December, 2011.

NOTARY PUBLIC

My commission expires: 6/9/2014

"OFFICIAL SEAL"
NATHAN L MACALUSO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 09, 2014

STATE OF ~~TENNESSEE~~ Illinois

COUNTY OF ~~CHEATHAM~~ Cook

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

SWORN to and subscribed before me,

this the 20 day of Dec, 2011.

NOTARY PUBLIC

My commission expires: 6/9/14

"OFFICIAL SEAL"
NATHAN L MACALUSO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 09, 2014