THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11111513** BILL GARRETT, Davidson County Trans:T20120000060 DEEDWARR Recvd: 01/03/12 09:20 2 pgs Fees:13.00 Taxes:543.90 20120103-0000105	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2011. Notary Public My Commission Expires: My Commission Expires September 9, 2014 MEMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Walter Allen Howard 3128 Belwood Street #102 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-21H-1.00 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, **3139 Long Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Allen Howard and Meredith McGinnis**, ("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 A-1, LONGVIEW PLACE CONDOMINIUMS, a Horizontal Property Regime, as established by Declaration of record in Instrument 20110124-0006321 amended at Instrument No. 20111215-0097734, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed by Warranty Deed from Harry P. Justice, Jr. to Alliance Development, LLC as recorded on the 28th day of December, 2005 in Instrument No. 20051228-0155626; a portion of Successor Trustee's Deed from Charles W. Cook, Successor Trustee to Regions Bank as recorded on the 22nd day of June, 2010 in Instrument No. 20100622-0048868; a portion of Special Warranty Deed from Regions Bank to Anchor Investments, LLC as recorded on the 26th day of October, 2010 in Instrument No. 20101026-0085547 and a portion of Quitclaim Deed from Anchor Investments, LLC, a Tennessee limited liability company to 3139 Long Partners, LLC, a Tennessee limited liability company as recorded on the 9th day of November, 2010 in Instrument No. 20101109-0090075, 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 as set forth in Declaration recorded in Instrument No. 20110124-0006321 amended at Instrument No. 20111215-0097734.

This is improved property located at 3128 Belwood Street #102 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 December, 2011.

3139 Long Partners, 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 3139 Long Partners, 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 December, 2011.

_____
Notary Public
My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014