STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-3594D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120011964 DEEDWARR
Recvd: 02/17/12 11:10 2 pgs
Fees:13.00 Taxes:592.00
20120217-0014098

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward Joseph Kerr, Jr. and Mae Helen Kerr (NAME)	New Owner (NAME)	173-9-A-616 CO
2425 Alteras Drive (STREET ADDRESS)	25 Carolina Shores Pkwy (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Carolina Shores, NC 28467 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Garr J. Lange and Rene Huston, now Rene Huston Lange, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Joseph Kerr, Jr. and Mae Helen Kerr,** (husband & wife) HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 746 on the plan of SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, as shown by plat of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Garr J. Lange, unmarried and Rene Huston, unmarried from Regent Homes, LLC, a Tennessee Limited Liability Company, by Deed dated October 24, 2007, and of record in Instrument No. 20071025-0126303, in the Register's Office for Davidson County, Tennessee. Rene Huston is now married to Garr J. Lange and is now known as Rene Huston Lange.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20060321-0032583, and in any allied instrument(s) referred to in said restrictions.

2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Section One of Phase Eight, Lenox Village and recorded in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060321-0032382, Instrument No. ~~20030321-0032382;~~ and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

20060321-0032825

5. Charter of Homeowner's Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewer, storm drainage and water main as recorded in Instrument No. 20010918-0100850, and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

7. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage as recorded in Instrument No. 20010918-0100849, and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement as recorded in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2425 Alteras Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 13 day of February, 2012.

Garr J. Lange — February 13, 2012 Date

Rene Huston Lange — February 13, 2012 Date

STATE OF Washington

COUNTY OF King }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Garr J. Lange and Rene Huston Lange, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of February, 2012.

My Commission Expires: Nov. 19, 2015

Notary Public

Notary Public
State of Washington
MARK W BUCHTHAL
MY COMMISSION EXPIRES
November 19, 2015

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066