THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12010100** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me, this22nd day of February, 2012. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120013764 DEEDWARR
Recvd: 02/24/12 14:10 2 pgs
Fees:13.00 Taxes:969.40
20120224-0016315

WARRANTY DEED

Address New Owner: David Hayward and Lucie Hayward 1111 Fatherland St #102 Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 33-13A-102.00CO

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, **Matthew D. Adams, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Hayward and wife, Lucie Hayward** ("Grantees"), their 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 1111 Fatherland Street, Unit 102 on the Plan of Fatherland Court at Martin Corner, of record in Instrument No. 20050628-0074027, amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew D. Adams by Warranty Deed from Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, recorded on the 10th day of May, 2006 in Instrument No. 20060510-0055004, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FATHERLAND COURT AT MARTIN CORNER, as recorded as Exhibit A-2 in Instrument No. 20050628-0074027.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050628-0074027, amended at Instrument No. 20051006-0120764.

Charter of Fatherland Court at Martin Corner Townhomes Owners Association, Inc. recorded at Instrument No. 20050628-0074028.

An Application to combine Parcels recorded at Instrument Nos. 20050413-0041077 and 20050414-0041691.

Stormwater Detention Agreement recorded at Instrument No. 20051114-0136915.

This is improved property located at 1111 Fatherland St #102 Nashville TN 37206.

Paige F. Adams, wife of Matthew D. Adams, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 22nd day of February, 2012.

Matthew D. Adams

Paige F. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Adams and Paige F. Adams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014