THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030394** 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 greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Stephen L. Marshall 601 Old Hickory Blvd 114 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-3B-297.00

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, **Charlton Cantrell and wife, Elizabeth Cantrell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen L. Marshall, an unmarried man**, ("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 No. 59 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat and survey appearing of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charlton Cantrell and wife, Elizabeth Cantrell by Warranty Deed from Mark A. Templeton, unmarried, recorded on the 26th day of April, 2007 in Instrument No. 20070426-0049721, 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 TOWNHOMES OF FREDERICKSBURG, PHASE II, SECTION VII, as recorded in Plat Book 9700, Page(s) 957 and Plat Book 7900, Page 807.

Covenants, Conditions and Restrictions as recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 10224, Page 683, Book 10126, Page 435 and Book 11682, Page 75 and Instrument Nos. 20000718-0070558 and 20050705-0076596.

BILL GARRETT, Davidson County
Trans:T20120022781 DEEDWARR
Recvd: 03/29/12 10:22 2 pgs
Fees:13.00 Taxes:629.00
20120329-0026671

Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10694, Page 541 and Book 11550, Page 554.

Charter of Homeowners Association recorded in Book 10126, Page 430 and Book 11550, Page 529.

Easement for Cable TV, recorded in Instrument No. 20000516-0049387.

Easement for Sanitary Sewer, Storm Drainage, Water Mains & Appurtenances, recorded in Book 7358, Page 643.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269.

Easement for Bell South, recorded in Book 10709, Page 143.

Easement recorded in Book 7851, Page 712.

Stormwater Detention Agreement recorded in Book 10357, Page 920.

Conveyance to Homeowners Association recorded in Book 11753, Page 208.

Dedication of Site Drainage Easement recorded in Book 10012, Page 756.

This is improved property located at 601 Old Hickory Blvd 114 Brentwood TN 37027

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 28th day of March, 2012.

Charlton Cantrell

Elizabeth Cantrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlton Cantrell and Elizabeth Cantrell, 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 28th day of March, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014