THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30531-04-2012** File Bo x9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Martin D. Steele, Julia H. Steele 3311 Lealand Lane #3 Nashville, TN 37204	**Send Tax Bills To:** 1034 Holly Tree Farms Rd. Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 118 090 A 00300 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, **Keri K. Fowler Kozlowski, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin D. Steele and wife, Julia H. Steele** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3311 Lealand Lane #3, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The said Brandon Kozlowski joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

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 the 30th day of May, 2012.

Keri K. Fowler Kozlowski

Brandon Kozlowski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Keri K. Fowler Kozlowski and Brandon Kozlowski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120039832 DEEDWARR
Recvd: 05/31/12 10:23 2 pgs
Fees:13.00 Taxes:869.50

20120531-0047085

EXHIBIT "A"

Land in Davidson County, Tennessee, being Townhouse No. 3, together with the appurtenant interest in the common elements of Hawthorne Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, and being located upon Lot No. 4 on the Plan of Hawthorne Square, of record in Plat Book 6250, page 422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keri K. Fowler by deed dated December 1, 2009, from Evans H. Smith and Miller M. Gunn, both unmarried, of record in Instrument No. 20091203-0110820, Register's Office for Davidson County, Tennessee. The said Keri K. Fowler having since married and now being know as Keri K. Fowler Kozlowski.

This conveyance is made subject to:

1. Charter of Incorporation of Hawthorne Square Homeowners' Association, Inc. of record in Book 6788, page 614, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hawthorne Square Condominiums, of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 422, Register's Office for Davidson County, Tennessee.