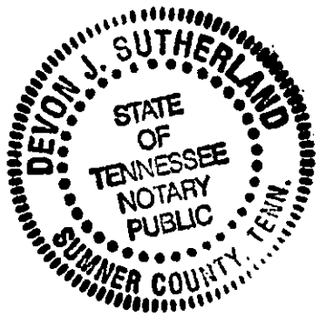


State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Rebecca fn Wells
Affiant

Subscribed and sworn to before me, this 29th day of May, 2012.

Notary Public:
My Commission Expires: 11/20/2012

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jose Hilario and Jacqueline Hilario 132 Jefferson Square Nashville, TN 37215	Jose Hilario and Jacqueline Hilario 207-1425 Marine Drive W Vancouver B.C. Canada V7T1B9	131-05-0-A-132.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rick V. Swafford and wife, M. Jane Ashworth**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose and Jacqueline Hilario**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being a part of the Plan of Jefferson Square, Section One, Condominium Apartments, as of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, being Unit No. G-132 on said Plan as shown in and described by the Master Deed establishing Horiztonal Property Regime with respect of Jefferson Square, Section One, Condominium.

BEING the same property conveyed to Rick V. Swafford and wife, M. Jane Ashworth, by Warranty Deed from Theodore W. Miller and wife, Paula S. Miller, dated June 10, 1987 and recorded June 16, 1987 in Book 7269, Page 91, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2012 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed, and HOA dues, if any.

Charter for Homeowners Association of record in Record Book 8485, Page 642, Record Book 8556, Page 701, Instrument Number 20000209-0013274 and Instrument Number 20000209-0013275, Register's Office for Davidson County, Tennessee.

Master Deed of record in Record Book 4731, Page 332, Record Book 5826, Page 693, Record Book 8550, Page 3, Instrument Number 20051027-0130020, and in Instrument Number 20100503-0033416, Register's Office for Davidson County, Tennessee.

By-Laws of record in Record Book 4731, Page 341 and amended in Record Book 5676, Page 31, Record Book 5700, Page 719, Record Book 8036, Page 54, Record Book 8057, Page 179, Record Book 8231, Page 418, Record Book 8550, Page 973, Record Book 9276, Page 249, and Record Book 10355, Page 306, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: 132 Jefferson Square, Nashville, TN 37215

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

BILL GARRETT, Davidson County
Trans:T20120040507 DEEDWARR
Recvd: 06/04/12 08:04 2 pgs
Fees:13.00 Taxes:1043.40
20120604-0047902

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of May, 2012.

Rick V. Swafford

M. Jane Ashworth

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Rick V. Swafford and M. Jane Ashworth**, 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 29th day of May, 2012.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075