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. 30587-04-2012** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant. Subscribed and sworn to before me this 25th day of May, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Gregory B. Lanford 4000 West End Avenue, Unit 401 Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 103 120 G 40100 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, **Greg Thurman, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory B. Lanford** ("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 4000 West End Avenue, Unit 401, Nashville, TN 37205.

This is not the primary residence of the Grantor herein.

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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120040999 DEEDWARR
Recvd: 06/04/12 14:59 3 pgs
Fees:18.00 Taxes:4625.00
20120604-0048588

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of May, 2012.

Greg Thurman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 25th day of May, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 401 and the parking space and storage area designated and assigned to Unit 401, together with the appurtenant interest in the common elements of The Jacksonian 4000 Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20020208-0017172, as amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Greg Thurman by deed dated August 22, 2003, from Rochford Realty and Construction Company, a Tennessee corporation, of record in Instrument No. 20031009-0150326, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Charter of Incorporation of Jacksonian 4000 Condominiums Homeowner's Association, Inc. of record in Instrument No. 20020220-0021424, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for The Jacksonian 4000 Condominiums, of record in Instrument No. 20020208-0017172 as amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee.
4. Easement to Southern Bell Telephone and Telegraph Co. of record in Book 3644, page 500, Register's Office for Davidson County, Tennessee.