NAME AND ADDRESS OF NEW OWNER:
William Engle and
Nancy Andrzeicik
178 2nd Ave N #403
Nashville TN 37201

SEND TAX NOTICES TO:
Churchill Mortgage Corp.
761 Old Hickory Blvd #402
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 093024A40300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **John T. Groom**, unmarried, has this day bargained and sold and does hereby transfer and convey unto **William Engle** and **Nancy Andrzeicik**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> BEING Unit No. 403 together with the appurtenant interest in the common elements of The Quarters Condominiums, a horizontal property regime established by Master Deed recorded as Instrument No. 20050902-0106149, Register's Office for Davidson County, Tennessee, said Unit depicted on the Map of The Quarters Condominiums which is attached as Exhibit "D" to the Master Deed.
>
> Being the same property conveyed to John T. Groom by deed from 178 2nd Avenue North, LLC appearing of record in Instrument No. 20060623-0075253, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 9183, page 130, Book 11625, page 280, and Instrument No. 20050902-0106149, all of record in said Register's Office; to a Master Deed, Charter and By-Laws of record in Instrument No. 20050902-0106149, of said Register's Office; to a Tennessee Conservation Easement of record in Book 7088, page 975, of said Register's Office; to an Ordinance of Redevelopment Plan Nos. 093-773 (as amended) and 099-1762, of said Register's Office; to the provisions of T.C.A. §66-27-101 et seq. as to Horizontal Property Regime; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 178 2nd Avenue North #403, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2012 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

BILL GARRETT, Davidson County
Trans:T20120042474 DEEDWARR
Recvd: 06/08/12 11:11 2 pgs
Fees:13.00 Taxes:647.50
20120608-0050249

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 5th day of June, 2012.

John T. Groom

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 5th day of June, 2012, before me personally appeared John T. Groom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

5th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 5 day of June, 2012.

Notary Public

My commission expires: 11/19/13

Rutherford County TENNESSEE NOTARY PUBLIC STATE OF George H. White

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$175,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 5th day of June, 2012.

Notary Public

My commission expires:_____.

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

MR-12134