Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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. 30647-05-2012
File Box 9-B

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $739,500.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 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:	**Send Tax Bills To:**	**Tax Information:**
Kelly Chambers, Ed Sherwood 1115 Lipscomb Drive Nashville, TN 37204	new owner	Map and Parcel No.: 131 120 M 00200 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, **D & W Properties, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Chambers and Ed Sherwood** ("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 1115 Lipscomb Drive, 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.

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 27th day of June, 2012.

D & W Properties, a Tennessee general partnership

By: _____
R. Hilton Wickham, Authorized Partner

BILL GARRETT, Davidson County
Trans:T20120048040 DEEDWARR
Recvd: 06/29/12 11:22 2 pgs
Fees:13.00 Taxes:2736.15
20120629-0057236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **R. Hilton Wickham,** 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, and who further acknowledged that he is the Authorized Partner of D & W Properties, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 27th day of June, 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 B, together with the appurtenant interest in the common elements of Lipscomb Gardens, a Condominium, established by Declaration in Instrument No. 20110921-0073022, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being part of the property conveyed to D & W Properties, a Tennessee general partnership, by deed dated August 24, 2011, from Lynn M. Williams Gardner, married, of record in Instrument No. 20110826-0066020, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2277, page 107, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration for Lipscomb Gardens, a Condominium, of record in Instrument No. 20110921-0073022, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by the Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
5. All matters appearing on the Plan of record as Book 2083, page 88, Register's Office for Davidson County, Tennessee.