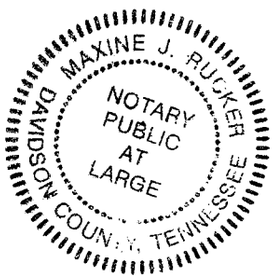
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Jennifer C. Colw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2012

Mary J Brown
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MAR 0 8 2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald Urquhart, II	Pinnacle National Bank	Parcel ID:
5170 Hickory Hollow Pkwy #241	150 3rd Ave. South, Ste. 900	163050B08600CO
Antioch, TN 37013	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher G. Hughes and wife, Elisabeth Hughes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ronald Urquhart, II , unmarried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 86 on the Final Plat of Mill Park, Section One, Phase II, (formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Elements) of record in Instrument 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher G. Hughes by deed from Jones Matthew Brown and wife, Jennifer Sullivan Brown and David S. Baker, of record in Instrument 20050509-0051734, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10719, Page 425 and amended in Book 11167, Page 757; Instrument 20010712-0074528; Instrument 20011016-0112643; Instrument 20020506-0055107; Instrument 20021017-0127808; Instrument 20031117-0167241; Instrument 20050131-0011265; Instrument 20051128-0143120; Instrument 20080304-0021743; Instrument 20110208-0011084; Book 10719, Page 464 and amended in Book 11167, Page 759 said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000706-0066999; and (3) Easement to Bellsouth of record in Book 11378, Page 991, said Register's Office.

Power of Attorney of record in Instrument 20120719006343 8, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5170 Hickory Hollow Pkwy #241, Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of July, 2012.

Davidson County DEEDWARR
Recvd: 07/19/12 10:23 2 pgs
Fees:13.00 Taxes:444.00
20120719-0063501

Christopher G. Hughes

Elisabeth Hughes by Christopher G. Hughes, Attorney in Fact

Attorney in Fact

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 Christopher G. Hughes, 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 at Nashville, Tennessee, this 12th day of July, 2012.

My Commission Expires: 11/2/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Christopher G. Hughes, 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 on behalf of Elisabeth Hughes as his/her/their Attorney in Fact as the free act and deed of the within named Elisabeth Hughes.
Witness my hand and official seal at Nashville, Tennessee the 12th day of July, 2012.

My Commission Expires: 11/2/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE