THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071473** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this30th day of July, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120056443 DEEDWARR
Recvd: 08/01/12 08:59 2 pgs
Fees:13.00 Taxes:666.00
20120801-0067726

WARRANTY DEED

Address New Owner: Eric T. Small 178 2nd Ave N #201 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-24A-201.00CO

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, **Beverely M. Anderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric T. Small, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 201 as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beverely M. Anderson by Warranty Deed from 178 2nd Avenue North, LLC, a Georgia limited liability company, recorded on the 20th day of January, 2006 in Instrument No. 20060120-0007843, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE QUARTERS CONDOMINIUMS of record in Instrument No. 20050902-0106149; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Terms and provisions of by-Laws of The Quarters Condominium Owners, Inc. recorded as Exhibit "C" in the Master Deed recorded in Instrument No. 20050902-0106149.

Charter for The Quarters Condominium Owners, Inc. recorded as Exhibit "B" in the Master Deed recorded in Instrument No. 20050902-0106149.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

A Tennessee Conservation Easement recorded in Book 7088, Page 975.

Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Redevelopment District recorded in Book 9183, Page 130, amended and supplemented in Book 11625, Page 280 and Instrument No. 20020425-0051069.

Ordinance for Redevelopment Plan Nos. 093-773 as amended in Plan No. 099-1762 approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District.)

This is improved property located at 178 2nd Ave N #201 Nashville TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of July, 2012.

BEVERELY MAYS ANDERSON APRIL LEIGH ANDERSON ATTORNEY IN FACT

Beverely M. Anderson by April Leigh Anderson, her 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, **April Leigh Anderson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Beverely M. Anderson,** 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 30th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014