THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12071448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $232,100.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2012.

Notary Public
My Commission Expires: My Commission Expires January 7, 2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120057637 DEEDWARR
Recvd: 08/03/12 14:49 2 pgs
Fees: 13.00 Taxes: 858.77
20120803-0069246

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patricia Doom 940 Gale Lane #145 Nashville TN 37204	9UBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	Tax Parcel ID No. 118-5-A-8.00CO

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, **Thomas M. Wheeler and wife, Sandra L. Wheeler, a one-half (1/2) undivided interest and Shawn McSpadden and wife, Laura McSpadden, a one-half (1/2) undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Doom, an unmarried person** ("Grantees"), her 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 a Lot designated as Building 2, Unit 145, further identified as Parcel Number 8, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description and location of said lot.

Being the same property conveyed by Quitclaim Deed from Thomas M. Wheeler and wife, Sandra L. Wheeler to Thomas M. Wheeler and wife, Sandra L. Wheeler, a one-half (1/2) undivided interest and Shawn McSpadden and wife, Laura McSpadden, a one-half (1/2) undivided interest, as recorded on the 30th day of June, 2004 in Instrument No. 20040630-0077522 and Warranty Deed from 940 Partners, a Tennessee General Partnership to Thomas M. Wheeler and wife, Sandra L. Wheeler as recorded on the 11th day of March, 2004 in Instrument No. 20040311-0028222, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, as recorded in Plat Book 4460, Page(s) 186, amended at Instrument No. 20031107-0163683.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4611, Page 682, amended in Book 4710, Page 244 and Instrument No. 20031107-0163683.

Terms and provisions of by-Laws of St. Martin Square Association recorded in Book 4611, Page 692, amended and restated at Instrument No. 19991230-0308948.

Charter of St. Martin Square Association recorded in Book 4711, Page 48, Book 4611, Page 674 and Instrument No. 20031107-0163682.

Deed of Conveyance as to Homeowners Association recorded in Book 4710, Page 602.

This is improved property located at 940 Gale Lane #145 Nashville TN 37204.

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 25th day of July, 2012.

Thomas M. Wheeler

Sandra L. Wheeler

Shawn McSpadden

Laura McSpadden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas M. Wheeler, Sandra L. Wheeler, Shawn McSpadden and Laura McSpadden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014