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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. 30736-07-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 6th day of August, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Walter S. Latture Dannie S. Latture 1212 Carnton Lane Franklin, TN 37604	**Send Tax Bills To:** F+M Bank 50 Franklin St. Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 103 150 A 02700 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, **Postwood. L.P. a Tennessee limited partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter S. Latture and Dannie S. Latture, husband and wife,** ("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 127 Postwood Place, Nashville, TN 37205

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 6th day of August, 2012.

Postwood. L.P., a Tennessee limited partnership
BY: Fridrich Construction Company, a Tennessee corporation, its General Partner

BY: _____
Steve Fridrich, President

BILL GARRETT, Davidson County
Trans: T20120058760 DEEDWARR
Recvd: 08/08/12 11:18 2 pgs
Fees: 13.00 Taxes: 1665.00
20120808-0070683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve Fridrich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Fridrich Construction Company, General Partner of Postwood, L.P., the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of August, 2012.

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revised Postwood, of record in Plat Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Postwood, L.P., a Tennessee limited partnership, by deed dated May 4, 2006, from Jay (Julius) C. Siegrist and John Marsh Haywood, Co-Successor Trustees of the Georgia N. Haywood Revocable Living Trust, of record in Instrument No. 20060504-0052185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Postwood of record in Book 5116, page 225, amended in Book 5635, page 706, Book 5362, page 13, Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, and Instrument No. 20000915-0091860, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Postwood Homeowners Association of record in Book 5116, page 220, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 104, Register's Office for Davidson County, Tennessee.