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. 30711-07-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Peaches G Blank Affiant Subscribed and sworn to before me this 14th day of August, 2012. Notary Public My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: James S. Wombold, Tammy Wombold 3653 Waterside Way Louisville, TN 37777	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105 010 B 40200 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, **Raleigh A. Blank, unmarried and Peaches G. Blank, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James S. Wombold and wife, Tammy Wombold** ("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 1010 16th Avenue South, #402, Nashville, TN 37212

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 14th day of August, 2012.

Raleigh A. Blank
BY: Peaches G. Blank, Attorney-In-Fact
Peaches G. Blank

BILL GARRETT, Davidson County
Trans:T20120061054 DEEDWARR
Recvd: 08/16/12 09:00 2 pgs
Fees:13.00 Taxes:1258.00
20120816-0073273

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peaches G. Blank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peaches G. Blank**, 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 the said **Raleigh A. Blank** and is authorized by the said **Raleigh A. Blank** to execute this instrument on her behalf.

Witness my hand, at Office, this 14th day of August, 2012.

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 402, together with Parking Space No. P-9, together with the appurtenant interest in the common elements of Ten Ten on the Row, a horizontal property regime established by Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965, and Instrument No. 20090929-0090277, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being part of the same property conveyed to Raleigh A. Blank, an unmarried woman, and Peaches G. Blank, an unmarried woman, by deed dated September 30, 2009, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20091001-0091331, and by Assignment of Parking Space as Limited Common Element for Unit No. 402, Ten Ten on the Row, of record in Instrument No. 20120816000732710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ten Ten on the Row Condominiums, of record in Instrument No. 20071023-0125441; Instrument No. 20090224-0015964; Instrument No. 20090507-0041965; and Instrument No. 20090929-0090277, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, page 31, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps, and appurtenances, of record in Instrument No. 20051230-0156628, Register's Office for Davidson County, Tennessee.
6. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20051230-0156625, Register's Office for Davidson County, Tennessee.