STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2012.

Notary Public
MY COMMISSION EXPIRES: 4/20/2015
File No. G12-4943D

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20120064838 DEEDWARR
Recvd: 08/29/12 13:21 3 pgs
Fees: 18.00 Taxes: 684.50
20120829-0078089

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Allen Welch (NAME)	New Owner (NAME)	131-6-E-229CO
229 Boxmere Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Forest Campbell, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Allen Welch, a single 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:

Land in Davidson County, Tennessee, being Unit No. 229, on the plan of Burton Hills, Village of Boxmere, Phase 1, according to the Master Deed of record in Book 6666, page 790, Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, Book 6666, page 806, Book 6911, page 831, and Instrument No. 20100401-0024317, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, page 649, and as amended in Book 6921, page 226, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mary Forest Campbell, married from Alfred Lombardo and Barbara M. Lombardo, husband and wife, by Deed dated December 22, 2005, as Instrument No. 20060106-0002238, in the Register's Office for Davidson County, Tennessee.

Michael John Findley joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6326, page

588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 9882, page 733, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 649, and as amended in Book 6921, page 226 Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6517, page 505, Book 6517, page 511, Book 6665, page 6, Book 6921, page 216, Book 6921, page 218, Register's Office for Davidson County, Tennessee.

5. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase 1 and recorded in Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, Book 6666, page 806, Book 6911, page 831, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.

6. Open Space Agreement of record in Book 6470, page 383, Book 6655, page 47, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Forest Campbell is signed by her duly appointed Attorney-in-fact Michael John Findley, II pursuant to the Power of Attorney recorded in Instrument # 20120829-0078088, said Register's Office.

This is improved property, known as 229 Boxmere Place, Nashville, TN 37215.

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. Whenever 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 my/our hand(s) this 20th day of August, 2012.

MARY FOREST CAMPBELL

By: _____ August 20, 2012
Michael John Findley, Attorney-in-Fact II — Date

Michael John Findley, II — August 20, 2012
DATE

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 Michael John Findley, II, the bargainor(s), 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, this 20th day of August, 2012.

My Commission Expires: _____

Notary Public

TODD SHOLAR — NOTARY PUBLIC — STATE OF TENNESSEE — SUMNER COUNTY — EXPIRES: 9-22-14

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael John Findley, Attorney-in-Fact for Mary Forest Campbell, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of August, 2012.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES: 9-22-14

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066