This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Thomas E. Estrin
214 Buck Run Rd.
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 122-01
GROUP A
PARCEL 351CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Faith Elizabeth Nance, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Thomas E. Estrin and Maureen R. Estrin, husband and wife**, 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 18 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Dr. and/or Antler Ridge Cir., Nashville, Davidson County, Tennessee, and described in a Decl aration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instr. 20001011-0101044, Register's Office, Davidson County, Tennessee, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instr. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"). The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto to Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

BILL GARRETT, Davidson County
Trans:T20120070989 DEEDWARR
Recvd: 09/20/12 13:52 3 pgs
Fees:18.00 Taxes:388.50
20120920-0085615

Being the same property conveyed to Faith Elizabeth Nance, unmarried by deed dated from Ole South Properties, Inc. dated June 27, 2003 of record in Instr. 20030717-0100154, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **214 Buck Run Rd., Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this the **12th** day of **September, 2012.**

Faith Elizabeth Nance

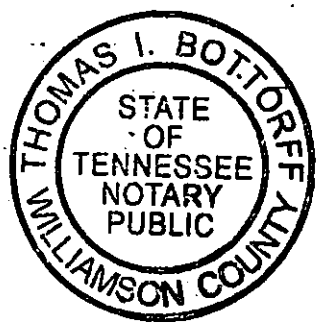
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Faith Elizabeth Nance, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of September, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013



STATE OF TN
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

M B Dickerson
AFFIANT

Subscribed and sworn to before me on this 12th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 11/24/13

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY