RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071368 DEEDWARR
Recvd: 09/21/12 12:47 4 pgs
Fees:23.00 Taxes:666.00
20120921-0086074

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $380,000.00.

William C. Brewer III

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the 19 day of September, 2012.

Notary Public

My Commission Expires: 8. 20.13

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William C. Brewer, III 900 19th Avenue South, Unit 906 Nashville, TN 37212	092-16-0-B-095.00 CO	New Owner P.O. Box 128408 Nashville, TN 37212

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William J. Gaither and wife Gloria L. Gaither (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey to William C. Brewer, III, unmarried (the "Grantee"), his heirs and representatives, certain tracts or parcels of land (the "Property") in Davidson County, State of Tennessee, being more particularly described as follows:

> Being Unit No. 906, Level 11, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, page 529, Register's Office for Davidson County, Tennessee as amended in Book 7119, page 884, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed as amended. Reference is hereby made to the plat of University Square Condominium Apartments of record in Book 6900, page 124, said Register's Office.
>
> Being the same property conveyed to William J. Gaither and wife, Gloria L. Gaither, by deed of record in Book 7637, page 654, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit A, which is attached hereto and

incorporated herein by reference, and all other matters of record; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, municipally known as 900 19th Avenue South, Unit 906, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and representatives, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said Property to Grantee, his heirs and representatives, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

[Signature page follows.]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 19th day of September, 2012.

GRANTOR:

William J. Gaither

Gloria L. Gaither

STATE OF INDIANA)
)
COUNTY OF Madison)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William J. Gaither and Gloria L. Gaither, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison County, Indiana, this the 19th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: June 1, 2017

CONNIE L. WILLIAMS
Madison County
My Commission Expires
June 1, 2017

EXHIBIT A

CERTAIN ENCUMBRANCES

1. Real property taxes for the year 2012, a lien but not yet due and payable;
2. Charter of University Square Homeowners Association of record in Book 7078, page 443, Register's Office for Davidson County, Tennessee;
3. Master Deed of record in Book 7051, page 529 and amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee;
4. Plat of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.