THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071532**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this20th day of September, 2012. Notary Public My Commission Expires: 5/20/14

WARRANTY DEED

Address New Owner: Joshua Curtis and Meredith Curtis 113 Jefferson Square Nashville TN 37215	Send Tax Bills To: F&M BANK 10 CADILLAC DR., STE 100 BRENTWOOD, TN 37027	Tax Information: Tax Parcel ID No. 131050A11300CO

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, **William Lawrence Beard Jr. and wife, Deana Marci Beard** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Curtis and wife, Meredith Curtis** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land Situated in the County of Davidson in the State of TN

Being Unit No. C-133 on the plan of Section One, Jefferson Square Townhouses, Condominium Apartments, a horizontal property regime, of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4731, Page 332 as amended in Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416. All in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the by-laws appended thereto, recorded in Book 4731, Page 341 as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54; Book 8057, Page 179 and Book 8550, Page 973; and by-laws of record in Book 8231, Page 418 and Book 9276, Page 249, all in said Register's Office, arc incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Ben H. Paty and wife, Nina S. Paty to William Lawrence Beard, William Lawrence Beard, Jr. and wife, Deana Marci Beard as recorded on the 20th day of January, 2005 in Instrument No. 20050120-0007428 and Quitclaim Deed from William Lawrence Beard, an unmarried man and William Lawrence Beard, Jr. and Deana Marci Beard, husband and wife to William Lawrence Beard, Jr. and Deana Marci Beard, husband and wife, as joint tenants with right of survivorship and not as tenants in common as recorded on the 24th day of March, 2009 in Instrument No. 20090324-0026585, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20120071726 DEEDWARR
Recvd: 09/24/12 10:46 2 pgs
Fees:13.00 Taxes:999.00
20120924-0086484

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JEFFERSON SQUARE TOWNHOUSE, SECTION ONE, as recorded in Plat Book 4675, Page(s) 12 and Boundary Plat recorded in Plat Book 4460, Page 198.

Terms and provisions of by-Laws recorded in Book 4731, Page 341, as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306.

Charter of Homeowners Association recorded in Book 8485, Page 642, Book 8556, Page 701 and Instrument No. 20000209-0013275.

Temporary Construction Easement recorded at Instrument No. 20090511-0043056.

Conditions, covenants, reservation, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE TOWNHOUSES of record in Book 4731, Page 332, as amended by instrument(s) of record in Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416; also subject to easements, rights and interests 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.

Easement for Overhead Line, recorded in Instrument No. 20020122-0008268.

Rules and Regulations recorded at Instrument Nos. 20051027-0130020 and 20100503-0033416.

This is improved property located at 113 Jefferson Square Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of September, 2012.

William Lawrence Beard Jr.

Deana Marci Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Lawrence Beard Jr. and Deana Marci Beard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014