THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081771**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2012. Notary Public My Commission Expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cathy King 161 Jefferson Sq Nashville TN 37215	New Owner WELLS FARGO BANK 101 North Phillips Ave. Sioux Falls, SD 57104	Tax Parcel ID No. 131-05-0A-161.00CO

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, **Matthew L. Campagni, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cathy King, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. N-161, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One Condominium Apartments, recorded in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4731, Page 332, Register's Office for Davidson County, Tennessee, 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, of the Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Matthew L. Campagni, an unmarried man by Warranty Deed from Freeman Investment, L. P. n/k/a Freeman Investment, LLC, recorded on the 6th day of October, 2003 in Instrument No. 20031006-0147367, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 12.

BILL GARRETT, Davidson County
Trans:T20120076330 DEEDWARR
Recvd: 10/08/12 15:43 2 pgs
Fees:13.00 Taxes:813.63
20121008-0092128

Terms and provisions of by-Laws recorded in Book 4731, Page 341, amended in Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 9276, Page 249 and Book 10355, Page 306.

Charter of Jefferson Square, Section One recorded in Book 8485, Page 642 and Book 8556, Page 701, amended in Instrument Nos. 20000209-0013274 and 20000209-0013275.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE (SECTION ONE) of record in Book 4731, Page 332 , as amended by instrument(s) of record in Book 8550, Page 3 and Instrument Nos. 20051027-0130020 and 20100503-0033416.

Easement for Electrical, recorded in Instrument No. 20020122-0008268.

This is improved property located at 161 Jefferson Sq 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 28th day of September, 2012.

Matthew L. Campagni by Josh Anderson, attyinfact

Matthew L. Campagni
by Josh Anderson, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Matthew L. Campagni,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th 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