THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me this 8th day of November, 2012. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 30905-10-2012
File Box 9B
BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Carter S. Townsend Vance Todd Townsend 205 Hillwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** Home Mtg Wells Fargo Bank, N.A. P.O. Box 11758 Newark, NJ 07101-4758	**Tax Information:** Map and Parcel No.: 116 020 00800

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 Mark Lyle Andrews**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carter S. Townsend and Vance Todd Townsend, wife and husband**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 Hillwood Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120086954 DEEDWARR
Recvd: 11/14/12 14:15 3 pgs
Fees:18.00 Taxes:3792.50
20121114-0104922

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of November, 2012.

William Mark Lyle Andrews
BY; Dan Andrews, Jr., 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, aforesaid, Dan Andrews, Jr., 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 the said William Mark Lyle Andrews, and is authorized by the said William Mark Lyle Andrews to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of November, 2012.

Notary Public

My Commission Expires:

GEORGE E. KUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Block "D" on the Plan of Hillwood Estates Blocks "A", "B", "C", "D", and "E", as of record in Plat Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Mark Lyle Andrews, unmarried, and Caroline Brown, unmarried, by Deed dated October 27, 2006, from James M. Woodard and wife, Rebekah Bridgforth Woodard, of record in Instrument No. 20061102-0136301, Register's Office for Davidson County, Tennessee. The parties having married and subsequently having divorced by decree entered March 23, 2012, in Docket No. 11D-1938, Fourth Circuit Court for Davidson County, Tennessee. Miriam Caroline Martin Andrews f/k/a Caroline Brown conveyed her interest in subject property to William Mark Lyle Andrews by quitclaim deed of record in Instrument No. 20120402-0027505, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated between the parties and paid by the Grantor.
2. All matters appearing on the Plan of record as Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7338, page 212, Register's Office for Davidson County, Tennessee.
4. Easement for sewer of record in Book 1104, page 117, Register's Office for Davidson County, Tennessee.