ADDRESS NEW OWNER:
Doris Ann Menking
Jeffery Menking
163 Jefferson Square
Nashville, TN 37215

SEND TAX BILL TO:
Doris Ann Menking
Jeffery Menking
234 Montwood
Sequin, TX 78155

MAP & PARCEL NOS.:
131050A16300CO

BILL GARRETT, Davidson County
Trans:T20120088232 DEEDWARR
Recvd: 11/19/12 12:02 2 pgs
Fees:13.00 Taxes:901.32
20121119-0106445

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ryndal E. Bouldin and Mary E. Bouldin, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Doris Ann Menking and Jeffery Menking, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 163, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of record in Book 4675, Page 12, Register's Office for said County, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of the Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, Page 341, Register's Office for said County, and incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ryndal E. Bouldin and wife, Mary E. Bouldin, from Sam B. Richardson, Jr., and wife, Judith Ann Richardson, by Warranty Deed recorded on April 21, 1998, in Book 10893, Page 949, Register's Office for Davidson County, Tennessee.

This is property with a common address of **163 Jefferson Square, Nashville, TN 37215**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4675, Page 12, Register's Office for &*V28& County, Tennessee; (3) Master Deed in Book 4731, Page 332; Book 5826, Page 693; Book 8550, Page 3; Instrument No. 20051027-0130020; and Instrument No. 20100503-0033416, said Register's Office; (4) By-Laws in Book 4731, Page 341; 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, said Register's Office; (5) Charter for Homeowners Association in Book 8485, Page 642; Book 8556, Page 701; Instrument No. 20000209-0013274; and Instrument No. 20000209-0013275, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of November, 2012.

Ryndal E. Bouldin

Mary E. Bouldin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ryndal E. Bouldin and Mary E. Bouldin, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **16th** day of **November 2012.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1211-248

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $243,600.00.

Affiant

Subscribed and sworn before me this 16th day of November, 2012.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013