Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12102190** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$266~~,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: John D. Finch, Jr. 900 19th Avenue S 508 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160B05700CO

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, **C. Lee Parmley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Finch and Pamela G. Finch, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 508 on the plan of University Square Condominium Apartments of record in Book 6900, Page 124, of the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, of the Register's Office for Davidson County, Tennessee.

Together with any and all interest in Level P-2-South parking space no 36 and Lobby Level 3-South parking space no. 8.

Being the same property conveyed to C. Lee Parmley, unmarried by Warranty Deed from David S. Damesworth, a married man and Lineberry Properties, Inc., recorded on the 28th day of September, 2004 in Instrument No. 20040928-0116780, in the Register's Office of Davidson County, Tennessee.

This property is not the primary residence of the seller.

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 2013 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 UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, as recorded in Plat Book 6900, Page(s) 124.
Charter of Homeowners Association recorded in Book 7078, Page 443.

BILL GARRETT, Davidson County
Trans:T20120088706 DEEDWARR
Recvd: 11/20/12 10:49 2 pgs
Fees:13.00 Taxes:984.20
20121120-0106992

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing UNIVERSITY SQUARE CONDOMINIUM of record in Book 7051, Page 529, as amended by instrument(s) of record in Book 7119, Page 884 as affected by Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686; 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.

This is improved property located at 900 19th Avenue S 508 Nashville, TN 37212.

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 13th day of November, 2012.

C. Lee Parmley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, C. Lee Parmley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2012.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014