THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122687**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this31st day of December, 2012. Notary Public My Commission Expires: __

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130000105 DEEDWARR
Recvd: 01/02/13 09:09 2 pgs
Fees:13.00 Taxes:777.00

20130102-0000120

WARRANTY DEED

Address New Owner: William C. Yancey Jr. and Constance L. Yancey Proper tax address 4500 Post Rd #D45 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-14-A 45.00CO

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, **Orlan Lorton and wife, Jean Lorton** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Yancey Jr. and Constance L. Yancey, Husband and Wife**, ("Grantees"), their 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 Unit D45, THE HILLWOOD CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Orlan Lorton and wife, Jean Lorton by Warranty Deed from Evans E. Gazala and wife, Mary B. Gazala, recorded on the 14th day of May, 1996 in Deed Book 10049, Page 283, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HILLWOOD CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 503.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLWOOD Condominiums of record in Book 5280, Page 464 , as amended by instrument(s) of record in Book 5281, Page 357, Book 6553, Page 108 and Book 6612, Page 155; 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 4500 Post Road #D45 Nashville TN 37205.

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 31st day of December, 2012.

Orlan Lorton

Jean Lorton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Orlan Lorton and Jean Lorton, 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 31st day of December, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014