THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30953-12-2012**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $376,900.00. Catherine Ragsdale Affiant Subscribed and sworn to before me this 28th day of December, 2012. Georgette R Kennedy Notary Public My Commission Expires 05-06-13

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Doris W. Francois 4120 Estes Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 160 A 00200 CO

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, **James P. Newman, Trustee of the James P. Newman Revocable Trust dated April 8, 2005, as to a one-half (1/2) undivided interest, and Lola D. Newman, Trustee of the Lola D. Newman Revocable Trust dated April 8, 2005, as to a one-half (1/2) undivided interest, as tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Doris W. Francois** ("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 4120 Estes Road, Nashville, TN 37215

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2012.

James P. Newman Trustee
James P. Newman, Trustee

Lola D. Newman Trustee
Lola D. Newman, Trustee

BILL GARRETT, Davidson County
Trans:T20130000251 DEEDWARR
Recvd: 01/02/13 12:01 2 pgs
Fees:13.00 Taxes:1394.53
20130102-0000330

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James P. Newman, Trustee and Lola D. Newman, Trustee**, with whom I am personally acquainted (or 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, at office, this 28th day of December, 2012.

Notary Public

My Commission Expires:

DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1-B, together with the appurtenant interest in the common elements of The Garden, a horizontal property regime established by Master Deed, of record in Book 5537, page 793, amended in Book 5810, page 168, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the Master Deed of record in Book 5810, page 168, and being located upon Lot No. 1 on the Plan of The Garden, of record in Plat Book 5200, page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James P. Newman and wife, Lola D. Newman, by deed dated May 31, 2002, from Helen P. Black, unmarried, of record as Instrument No. 20020603-0066749, Register's Office for Davidson County, Tennessee. By quitclaim deed of record as Instrument No. 20050411-0039629, said Register's Office, James P. Newman and wife, Lola D. Newman, conveyed their interest in subject property to James P. Newman, Trustee of the James P. Newman Revocable Trust dated April 8, 2005, as to a one-half (1/2) undivided interest, and Lola D. Newman, Trustee of the Lola D. Newman Revocable Trust dated April 8, 2005, as to a one-half (1/2) undivided interest, as tenants in common.

This conveyance is made subject to:

1. Charter of Incorporation of The Garden Condominium Homeowners Association of record in Book 5815, page 975, Register's Office for Davidson County, Tennessee.
2. Charter of Incorporation of The Garden Lots 1 & 2 Condominium Association, Inc. of record in Book 8837, page 614, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Garden, of record in Book 5537, page 793, amended in Book 5810, page 168, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 224, Register's Office for Davidson County, Tennessee.