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. 30952-12-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $177,500.00. Affiant Subscribed and sworn to before me this 31st day of December, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ian Daykin 553 Rosedale Avenue, #102 Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No. 118 040 B 10200 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, **Nathan Daniel Towne and wife, Sara Towne**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ian Daykin** ("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 553 Rosedale Avenue, #102, Nashville, TN 37211

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 31st day of December, 2012.

Nathan Daniel Towne

Sara Towne

BILL GARRETT, Davidson County
Trans: T20130000522 DEEDWARR
Recvd: 01/03/13 09:21 2 pgs
Fees: 13.00 Taxes: 656.75
20130103-0000586

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nathan Daniel Towne and Sara Towne**, 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 31st day of December, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of The Row at Berry Hill Townhomes, a horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Declaration.

Being the same property conveyed to Nathan Daniel Towne and wife, Sara Towne, by quitclaim deed dated May 4, 2011, from John T. Cook, Trustee, of record in Instrument No. 20110505-0034516, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for The Row at Berry Hill Townhomes, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of The Row at Berry Hill Townhouse Corporation of record in Instrument No. 20071120-0135915, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2330, page 24, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Consolidation Plan of record as Instrument No. 20060502-0050289, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20070614-0071114, Register's Office for Davidson County, Tennessee.