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. 30961-12-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 31st day of December, 2012. Notary Public My Commission Expires: 07/09/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner: Jean P. Lorton, Orlan E. Lorton III 622 Estes Road Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 040 B 00600 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, **Patricia Estes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Orlan E. Lorton III and Jean P. Lorton, husband and wife,** ("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 622 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 31st day of December, 2012.

Patricia Estes by Catherine Wheeldon Couey, Attorney-in-Fact
Patricia Estes
BY: Catherine Wheeldon Couey, Attorney-In-Fact
Of record in Instrument No. 20080226-0018815,
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Wheeldon Couty, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Patricia Estes and is authorized by the said Patricia Estes to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of December, 2012.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130002139 DEEDWARR
Recvd: 01/08/13 15:12 2 pgs
Fees:13.00 Taxes:1498.50

20130108-0002561

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 4-B, together with the appurtenant interest in the common elements of Estes Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224, and Instrument No. 20111227-0101009, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed in Book 6814, page 224, said Register's Office, and being located upon Lot No. 4 on the Plan of Estes Square, of record in Plat Book 6250, page 313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leland and Patricia Estes, by deed dated October 14, 1985, from Thomas E. Baldridge and wife, Martha M. Baldridge, of record in Book 6692, page 52, Register's Office for Davidson County, Tennessee. Leland Estes died on January 28, 2005.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 6623, page 555, 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. By-Laws of Estes Square Homeowners Association, of record in Book 6991, page 141, amended in Book 7420, page 430, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Estes Square Homeowners Association of record in Book 7039, page 262, Register's Office for Davidson County, Tennessee.
4. Articles of Amendment to the Charter of Incorporation of Estes Square Homeowners Association of record in Book 8213, page 975, Register's Office for Davidson County, Tennessee.
5. 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 Estes Square Condominiums, of record in Book 6623, page 559, amended in Book 6814, page 224, and Instrument No. 20111227-0101009, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 6250, page 313, Register's Office for Davidson County, Tennessee.