Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Anne Carter Brothers **621 Woodleigh Drive** **Nashville, TN 37215**	**131-06-0E-235.00-CO**	**SAME**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Francis E. Carter, III**, (the "Grantor"), an unmarried person, has bargained and sold, and by these presents does transfer and convey to **Anne Carter Brothers** (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the certain property located in Davidson County, Tennessee being more particularly described on EXHIBIT A. attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property, including, but not limited to the following:

BILL GARRETT, Davidson County
Trans:T20130009877 DEEDWARR
Recvd: 02/05/13 12:20 4 pgs
Fees:23.00 Taxes:687.60
20130205-0011907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,838.83

Anne Carter Brothers
Affiant

Subscribed and sworn to before me this 8th day of January, 2013.

William L. Norton III
Notary Public

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC WILLIAM L. NORTON III DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

1. Real Estate Taxes for the current year prorated at closing and assumed by the Grantee.

2. All matters shown on the plan of record in Plat Book 6250, page 649, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, said Register's Office.

4. Master Deed of Burton Hills, Village of Boxmere, Phase I, a Condominium, of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250, said Register's Office.

This is improved property known as **235 Boxmere Place, Nashville, Tennessee 37215.**

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

By its acceptance of this Warranty Deed, Grantee agrees that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED (other than the warranty of title set forth above).

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of January, 2013.

Francis E. Carter III

Francis E. Carter, III

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William L. Norton III, Notary Public, Franncis E. Carter, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2013.

William L. Norton III

NOTARY PUBLIC

My Commission Expires:

WILLIAM L. NORTON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, described as follows to wit:

Being Unit 235, Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101 et seq, as amended, Tennessee Codes Annotated, and as established by a Master Deed of record in Book 6666, page 749, as amended by Amendment of record in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills, village of Boxmere, Phase 1, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit.

Being the same property conveyed to Francis E. Carter, III, unmarried, by deed from Amy L. Caulkins, unmarried, of record as Instrument No. 20010625-0067137, dated June 22, 2001, said Register's Office.