THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122726** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $248,500.00. Affiant Subscribed and sworn to before me, this9th day of January, 2013. Notary Public My Commission Expires: 9.9.14

WARRANTY DEED

Address New Owner: Adriana P. Michael 136 Jefferson Square Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131050A13600CO

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, **Audrey L. Simons and husband, Jeffrey L. Simons** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adriana P. Michael**, an unmarried woman ("Grantees"), her 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 No. H-136, on the Plan of Jefferson Square Townhouses, Section One, Condominium Apartments of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, Page 332, as amended in Book 5826, Page 693 and Book 8550, Page 3 and the By-Laws of Jefferson Square One (A Condominium), of record in Book 4731, Page 341 as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 305, said Register's Office.

Being the same property conveyed to Audrey L. Simons and husband, Jeffrey L. Simons by Warranty Deed from Sally S. Chalus, unmarried, recorded on the 2nd day of August, 2005 in Instrument No. 20050802-0090401, 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 SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 12, Boundary Plat recorded in Plat Book 4460, Page 198 and Surveyors Correction recorded in Plat Book 4872, Page 675.

Terms and provisions of by-Laws recorded in Book 4731, Page 341, as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306.

Charter of Homeowners Association recorded in Book 8485, Page 642, Book 8556, Page 701 and Instrument No. 20000209-0013275.

Davidson County DEEDWARR
Recvd: 02/06/13 14:06 3 pgs
Fees:18.00 Taxes:919.45
20130206-0012447

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE TOWNHOUSES Condominium of record in Book 4731, Page 332 , as amended by instrument(s) of record in Book 5826, Page 693 and Book 8550, Page 3; 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.

Easement for Temporary Construction, recorded in Instrument No. 20090511-0043056.

Easement for Overhead Line, recorded in Instrument No. 20020122-0008268.

Rules and Regulations recorded at Instrument Nos. 20051027-0130020 and 20100503-0033416.

This is improved property located at 136 Jefferson Square Nashville TN 37215.

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 9th day of January, 2013.

Audrey L. Simons by Josh Anderson, Attyinfact

Audrey L. Simons by Josh Anderson, her attorney-in-fact

Jeffrey L. Simons by Josh Anderson, attyinfact

Jeffrey L. Simons by Josh Anderson, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Audrey L. Simons and Jeffrey L. Simons,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of January, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13