This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20130010957 DEEDWARR
Recvd: 02/08/13 10:50 3 pgs
Fees:18.00 Taxes:229.40
20130208-0013243

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Hood and wife, Diana Hood,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Tim McAllister, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5306-1, as shown on the plan of Danbury Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to David Hood and wife, Diana Hood by Deed from Edna Marie Moore, dated 08/11/2004 and filed for record on 08/16/2004 in Instrument 200408160098662, Register's Office for Davidson County, Tennessee.

Map & Parcel: 161010A06500CO

This property is known as: **5306 Edmondson Pike, # 1, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 6th day of February, 2013.

x David Hood
David Hood, Grantor

x Diana Hood
Diana Hood, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Hood and Diana Hood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 12/27/16



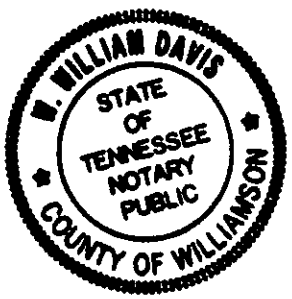
Grantee(s) Name, Address:	Send Tax Statement To:
Tim McAllister	New Owner
5306 Edmondson Pike, #1	
Nashville, TN 37211	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$62,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7th day of February, 2013.



(Seal)

Affiant

Tim McAllister
Type or Print Name

Notary Public

My commission expires:

12/27/16

W Davis
Type or Print Name