File Box 9-B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130015386 DEEDWARR
Recvd: 02/25/13 10:26 2 pgs
Fees:13.00 Taxes:4621.30
20130225-0018441

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30977
(Davidson County File Box 9-B)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***1,249,000.00.

Affiant

Subscribed and sworn to before me this 21st day of February, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Timothy W. Estes 3123 Parthenon Avenue Nashville, Tennessee 37203	New Owner	MAP 104-02-1 G PARCEL 003.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Forty Nine Thousand and 00/100 Dollars ($***1,249,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Jeffrey A. Elliott and Michael A. Martino, both unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Timothy W. Estes, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 3 of Acropolis Townhomes, a Horizontal Property Regime with Private Elements described in a Declaration of Covenants, Conditions and Restrictions for Acropolis Townhomes, of record in Instrument No. 20070719-0086032, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration appearing in Instrument No 20070719-0086932; and By-Laws appended there to as set forth in Exhibit "C" to said Declaration of Covenants, Conditions and Restrictions for Acropolis Townhomes, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Jeffrey A. Elliott and Michael A. Martino, as tenants in common with rights of survivorship, by Warranty Deed dated June 30, 2009, from Acropolis Partners, A Tennessee General Partnership, of record as Instrument No. 20090701-0061360 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3123 Parthenon Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of record in Plat Book 332, Page 139, and revised in 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

3. Matters, if any, shown on the Boundary Plan of record as Instrument Number 20080312-0024885 in the Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070719-0086032, amended in Instrument No. 20090701-0061359, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance of record in Instrument Number 20071220-0145989, in the Register's Office for Davidson County, Tennessee.

6. Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071220-0145976, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Instrument Number 20090529-0049496, in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 21st day of February, 2013.

Jeffrey A. Elliott

Jeffrey A. Elliott

By: Mitchell A. Watts, Attorney in Fact
Mitchell A. Watts
Attorney in Fact

Michael A. Martino

Michael A. Martino

By: Mitchell A. Watts,
Mitchell A. Watts
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Jeffrey A. Elliott and Michael A. Martino and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Jeffrey A. Elliott and Michael A. Martino.

WITNESS my hand and official seal this 21st day of February, 2013.

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

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 3, 2015