Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
John C. Nacarato
2600 Hillsboro Pike, Unit 126
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Prime Lending, a Plains Capital Company
18111 Preston Road, Suite 900
Dallas, TX 75252

MAP 117-3
GROUP H
PARCEL 126.00co

BILL GARRETT, Davidson County
Trans:T20130018616 DEEDWARR
Recvd: 03/07/13 08:15 3 pgs
Fees:18.00 Taxes:771.45
20130307-0022622

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John W. Falls and wife, Susan H. Falls, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John C. Nacarato, 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:

Land in Davidson County, Tennessee, being Unit No. 126 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Inst. No. 20051005-0119789, as amended in Inst No. 20060210-0016562, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Falls and wife, Susan H. Falls, as joint tenants with right of survivorship by deed dated March 27, 2009 from Castleridge Properties a/k/a Castleridge Properties, LLC of record in Instrument no. 20090331-0028882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2600 Hillsboro Pike, Unit 126, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 19th day of **February, 2013.**

John W. Falls

John W. Falls

Susan H. Falls

Susan H. Falls

STATE OF ALABAMA
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John W. Falls and wife, Susan H. Falls, as joint tenants with right of survivorship**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of February, 2013.

Stacye E Marks
NOTARY PUBLIC

STACYE E. MARKS NOTARY PUBLIC STATE AT LARGE ALABAMA

My Commission Expires: 3/4/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $208,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2013.

M L Hickernell
NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.