STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$170,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2013

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

(Notary Stamp)

BARBARA T. HODGE — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130026842 DEEDWARR
Recvd: 04/03/13 09:39 2 pgs
Fees:13.00 Taxes:629.00
20130403-0032742

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
C&S RE, LLC, a Tennessee Limited Liability Company	**New Owner** New Owner	**103160D10300CO**
1069 Beech Tree Lane		
Brentwood, Tennessee 37027-7641		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David M. Barnes, and wife Whitney K. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C&S RE, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Unit No. 103, on the Plan of Lancaster Condominiums, as shown by Plat appearing of record in Plat Book 5200, Page 460, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Together with an undivided interest in the common elements of The Lancaster Homeowner's Association, as described in the Master Deed of record in Book 5963, Page 441, et seq., said Register's Office.

Being the same property conveyed to David M. Barnes, and wife Whitney K. Barnes by Deed from University Heights Realty Inc, a Tennessee Partnership of record at Instrument No. 20080222-0017416, Register's Office for Davidson County, Tennessee, dated February 11, 2008 and recorded on February 22, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Subject to:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2201, Page 631, 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.

This is improved (X) unimproved (____) property known as 3909 Whitland Avenue # 103, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 2nd day of April, 2013.

David M. Barnes by Keith H. Solomon
his attorney in fact

David M. Barnes by Keith H. Solomon
His Attorney- In- Fact

Whitney K. Barnes by Keith H. Solomon
her attorney in fact

Whitney K. Barnes by Keith H. Solomon
Her Attorney- In- Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of David M. Barnes** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **David M. Barnes,** and is authorized by him to execute this instrument on his behalf.

This the 2nd day of April, 2013.

Michelle S. Glass
Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Whitney K. Barnes** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Whitney K. Barnes,** and is authorized by her to execute this instrument on her behalf.

This the 2nd day of April, 2013.

Michelle S. Glass
Notary Public

My Commission Expires: 12/11/16

File #: **413015MGA**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016