File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13040244

BILL GARRETT, Davidson County
Trans:T20130036724 DEEDWARR
Recvd: 05/02/13 14:41 2 pgs
Fees:13.00 Taxes:854.70
20130502-0044536

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $231,000.00.

Affiant

Subscribed and sworn to before me, this30th day of April, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donovan McAbee 2060 Graybar Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117110D03000CO

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, **Lindsay Porter now known as Lindsay Thomas** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donovan McAbee**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit Number 2060 of Turnberry Square, a Horizontal Property Regime Established by Master Deed of record in Book 6686 at Page 166 as amended in Book 6814, Page 165 and Supplemental Declaration of record in Book 8747, Page 521, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed by Quitclaim Deed from Sandra Porter and D. Thomas Porter to Lindsay Porter as recorded on the 10th day of October, 2008 in Instrument No. 20081010-0102916 and Warranty Deed from Diana C. Bayer (formerly known as Diana Clark Scheuerman) to Sandra Porter and D. Thomas Porter, Wife & Husband as recorded on the 5th day of September, 2003 in Instrument No. 20030905-0129909, 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.

Terms and provisions of Amendment to by-Laws of Turnberry Square Condominiums amended at Instrument Nos. 20000801-0075604 and 20060912-0112658.

Charter of Turnberry Square Homeowners' Association, Inc. recorded in Book 6849, Page 237. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TURNBERRY SQUARE CONDOMINIUMS of record in Book 6686, Page 116, as amended by instrument(s) of record in Book 6814, Page 165, Book 8747, Page 521 and Book 9315, Page 795; 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.

Storm Water Detention Agreement recorded in Book 6634, Page 506.

Designation of SHN Partnership recorded in Book 8747, Page 536.

This is improved property located at 2060 Graybar Lane Nashville TN 37215.

Stephen Thomas, husband of Lindsay Thomas, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 30th day of April, 2013.

Lindsay Thomas by Stephen Thomas, AIF

Lindsay Thomas by Stephen Thomas, her attorney-in-fact

Stephen Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Thomas, 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 Lindsay Thomas, 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 30th day of April, 2013.

Notary Public

My Commission Expires: _____

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