Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

BILL GARRETT, Davidson County
Trans:T20130036932 DEEDWARR
Recvd: 05/03/13 10:03 2 pgs
Fees:13.00 Taxes:555.00
20130503-0044763

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4642

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles N. Valkenburgh 101 Stonecrest Way Nashville, TN 37209	BancorpSouth P.O. Box 3356 Tupelo MS 38803	114-12-A-1.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**

Affiant

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

Subscribed and sworn to before me, this the 30th day of April, 2013.

Notary Public

My Commission Expires: 12/6/16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **MS Partnership,** a Tennessee General Partnership **("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Charles N. Valkenburgh, unmarried ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1, as specified on the plan of Stoneridge Townhomes, Phase I, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060721-0088352; as amended in Instrument No. 20080201-0010773; and as Supplemented and Amended Annexing Phase II Property of record in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Stoneridge Townhomes, Phase II, for placement of Units and for a more complete identification and description of such Unit.

Being the same property conveyed to MS Partnership by Special Warranty Deed from Marquis Homes, LLC, a limited liability company, dated April 13, 2007, filed April 30, 2007, in Instrument No. 20070430-0050986, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **101 Stonecrest Way, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **30th** day of **April, 2013**.

MS Partnership, a Tennesssee general partnership

By: _____
Mack H. McClung, It's General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mack H. McClung**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **General Partner** of **MS Partnership, a Tennesssee general partnership,** the within named bargainor, a Tennessee general partnership, and that he as such **General Partner**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as **General Partner**.

Witness my hand and Official Seal this the **30th** day of **April, 2013**.

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY