WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$375,000.00.**

Roy E. Hutton, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 15th Day of MAY, 2013.

Ernest B. Williams, IV, Notary Public

MY COMMISSION EXPIRES: 3/8/2016

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC (ebw)
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNERS AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Roy E. Hutton and wife, Sylvia J. Hutton **4400 Belmont Park Terrace #160** **Nashville, TN 37215**	*Same as Owner*	**131-03-0B-160**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **JANE W. WILLIAMS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY E. HUTTON AND WIFE, SYLVIA J. HUTTON, AS TENANTS BY THE ENTIRETIES** HEREINAFTER CALLED THE GRANTEES, GRANTEES' HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

BILL GARRETT, Davidson County
Trans:T20130044317 DEEDWARR
Recvd: 05/28/13 15:01 4 pgs
Fees:23.00 Taxes:1387.50
20130528-0053643

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

This is improved property, known as:
4400 Belmont Park Terrace Unit160
Nashville, TN 37215

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, their heirs and assigns forever; and we do covenant with 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 singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 2013.

Jane W. Williams

Jane W. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME; the undersigned, a Notary Public in and for said County and State, the within named, Jane W. Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of May, 2013.

Ernest B. Williams IV, Notary Public

My Commission Expires: 3/8/2016

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 4400 Belmont Park Terrace, Unit160
Nashville, TN 37215

Map/Parcel: 131-03-0B-160

Description:

Land in Davidson County, Tennessee, being Building Site No. 160 on the Plan of Arden Place, Section III, as of record in Book 4660, page 152, Register's Office for Davidson County Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to JANE W. WILLIAMS, by deed from JOANNA B. THOMAS, of record as Book 10693, page 346, dated November 21, 1997, said Register's Office.

EXHIBIT B
(EXCEPTIONS)

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 131-03-0B-160.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record as Plat Book 4660, page 152, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 4754, page 455, supplemented in Book 4916, page 277 and amended in Instrument No. 20070816-0098235, said Register's Office.

4. Annual Assessments, Special Assessments and Easements as set forth in the Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, said Register's Office.