(1)

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31182-05-2013**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON:~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Lynn J Balcombe Affiant Subscribed and sworn to before me this 31st day of May, 2013. Georgette R Kennedy Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas J. Rice, Audrey F. Rice 5908 Old Harding Pike Nashville, TN 37205	NEW OWNER	Map and Parcel No.: P/O 129 040 03100

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, **The Bacon Group, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Rice and wife, Audrey F. Rice** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5908 Old Harding Pike, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 31st day of May, 2013.

The Bacon Group, Inc., a Tennessee corporation

BY:_____
Richard Bacon, President

BILL GARRETT, Davidson County
Trans:T20130046011 DEEDWARR
Recvd: 06/03/13 15:01 2 pgs
Fees:13.00 Taxes:1517.00
20130603-0055786

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the President of The Bacon Group, 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 31st day of May, 2013.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 5908, together with the appurtenant interest in the common elements of Cottages at Post I Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 20130522-0051540, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 3 on the Plan of Westview Subdivision, of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Bacon Group, Inc., a Tennessee corporation, by warranty deed dated May 1, 2007, from Michael Nixon, of record as Instrument No. 20070502-0052350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Cottages at Post I Townhomes, of record in Instrument No. 20130522-0051540, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 2330, page 155, Register's Office for Davidson County, Tennessee.