Box 14
File No. 24989-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047553 DEEDWARR
Recvd: 06/07/13 08:47 2 pgs
Fees:13.00 Taxes:1664.63
20130607-0057874

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$449,900.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2013.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

DEBORAH M. O'NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael K. Amerson	**Bank of America, N.A.**	**Map 105-10-0-D Parcel 001.00**
4914 East Glenn Street	**P.O. Box 371458**	
Tucson, AZ 85712	**Pittsburgh, PA 15250-7458**	

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 ACKNOWLEDGED, WE,

Craighead Terrell Properties, a Tennessee General Partnership

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

Michael K. Amerson and Regina K. Amerson, husband and wife

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 Unit A of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, located on Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of 817 Benton Avenue Townhomes, Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Craighead Terrell Properties, a Tennessee General Partnership by Deed from Geraldine Mitchell, an unmarried woman, dated August 6, 2012, of record in Instrument No. 20120807-0070123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20121126-0108132, as corrected in Instrument No. 20130522-0051429, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **819 Benton Avenue, Nashville, TN 37204**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 4th day of June, 2013.

Craighead Terrell Properties, a Tennessee General Partnership
By: Craighead Development, LLC, its managing partner

By: _____
Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., 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 Assistant Chief Manager of Craighead Development, LLC, a Tennessee limited liability company (the "LLC") and who further acknowledged the LLC, to be the Managing Partner of Craighead Terrell Properties, the within named bargainor, a Tennessee General Partnership, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Assistant Chief Manager, said LLC signing as Managing Partner..

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **June, 2013.**

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN