File Box 9B

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. 31249-06-2013** **File Box #9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Janice Tate Zeitlin Affiant Subscribed and sworn to before me this 13th day of June, 2013. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20130050174 DEEDWARR
Recvd: 06/14/13 10:17 3 pgs
Fees:18.00 Taxes:610.50
20130614-0060931

WARRANTY DEED

Address New Owner: David Zent and Shirley Zent 5025 Hillsboro Road, #5-F Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 010 D 03100 CO

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, **Janice Tate Zeitlin, devisee under the will of Jesse G. Tate, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Zent and Shirley Zent, husband and wife** (collectively, "Grantee"), their 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 5025 Hillsboro Road, #5-F, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its heirs and assigns, forever.

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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 13th day of June, 2013.

Janice Tate Zeitlin

Janice Tate Zeitlin, devisee under the
Will of Jesse G. Tate, deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janice Tate Zeitlin, devisee under the Will of Jesse G. Tate, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 31, also known as 5-F, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal propety regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Jesse G. Tate and wife, June D. Tate, by deed dated March 20, 1989, from Sam Petty and wife, Betty P. Petty, appearing in Book 7821, page 419, Register's Office for Davidson County, Tennessee. June D. Tate died on June 23, 1995. Jesse G. Tate died on November 25, 2003. Under the terms of his will, of record in Docket No. PB-411, Perry County Clerk & Master's Office, subject property was devised to Janice Tate Zeitlin.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated among the parties and assumed by Grantee.
2. Charter of Incorporation of 5025 Hillsboro Homeowners Association of record in Book 5233, page 459, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners Association, of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Book 10225, page 413, said Register's Office.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.
7. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.