THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050051**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $486,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

BILL GARRETT, Davidson County
Trans:T20130051067 DEEDWARR
Recvd: 06/18/13 10:13 2 pgs
Fees:13.00 Taxes:1798.20
20130618-0062011

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey Culver and Ashley Culver 2111 10th Ave S B Nashville TN 37204	Farmington Financial Group, LLC 2002 Richard Jones Rd, 300A Nashville, TN 37215	Tax Parcel ID No. 105-13-0-G 002.00 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, **David R. Hooper, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey Culver and Ashley Culver, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2111-B, together with the appurtenant interest in the common elements of The Square at Tenth Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20071211-0142951, 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 W.L.B. Lawrence Land of record in Plat Book 21, Page 148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Hooper an unmarried person by Warranty Deed from CASA Development, LLC, a Tennessee Limited Liability Company, recorded on the 7th day of January, 2008 in Instrument No. 20080107-0001996, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.L.B. LAWRENCE LAND, as recorded in Plat Book 21, Page(s) 148 and Plat Book 421, Page 10.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE SQUARE AT TENTH TOWNHOMES of record in Instrument No. 20071211-0142951.

Driveway Easement Agreement recorded at Instrument No. 20070201-0013561.

This is improved property located at 2111 10th Ave S B Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 13th day of June, 2013.

David R. Hooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David R. Hooper, with whom I am personally acquainted, and who acknowledged that he 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: _____

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015