9-B

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. 31340-07-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: George R. Frazier 1001 Clifton Lane, #6 Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 118 090 A 00600 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, **James F. Fitzpatrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George R. Frazier, unmarried** ("Grantee"), his 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 1001 Clifton Lane, #6, Nashville, TN 37204.

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

And Grantor covenants that he 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 himself, his heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his 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 29th day of August, 2013.

James F. Fitzpatrick
by Elizabeth J. Smith, Attorney in Fact

James F. Fitzpatrick
by Elizabeth J. Smith, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20130075386 DEEDWARR
Recvd: 08/30/13 12:45 3 pgs
Fees:18.00 Taxes:795.50

20130830-0091880

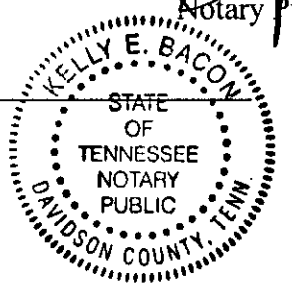
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth J. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for James F. Fitzpatrick, and she is authorized by James F. Fitzpatrick to execute this instrument on his behalf.

Witness my hand at office this 29th day of August, 2013.

Notary Public for the State of Tennessee

My commission expires _____



My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of Hawthorne Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed, and being located upon Lot No. 1 on the Plan of Hawthorne Square of record in Plat Book 6250, page 422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F. Fitzpatrick, unmarried, by deed dated January 30, 2004, from Kenneth Paul Morlino, an unmarried man, recorded as Instrument No. 20040212-0017005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantee herein.
2. Charter of Incorporation of Hawthorne Square Homeowner's Association of record in Book 6788, Page 614, 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 Hawthorne Square Condominiums, of record in Book 6341, Page 640, Register's Office for Davidson County, Tennessee.
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 in Plat Book 6250, page 422, Register's Office for Davidson County, Tennessee.