THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090001**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $283,000.00. Affiant Subscribed and sworn to before me this 13th day of September, 2013. Notary Public My Commission Expires: 10/18/14

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jared James Wilson 4210 Hillsboro Pike 213 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-0-H 213.00 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, **Jennifer Erin Douglas Landers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jared James Wilson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of the Hillsboro Quarters II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Quitclaim Deed from James Daniel Landers, Jr. to Jennifer Erin Douglas Landers as recorded on the 17th day of June, 2013 in Instrument No. 20130617-0061821; Quitclaim Deed from Jennifer Erin Douglas Landers to Jennifer Erin Landers and James D. Landers, Jr., wife and husband as recorded on the 6th day of April, 2006 in Instrument No. 20060406-0039561 and Warranty Deed from Craighead Patten Properties, a Tennessee joint venture to Jennifer Erin Douglas, a single person as recorded on the 31st day of May, 2005 in Instrument No. 20050531-0060646, 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.

BILL GARRETT, Davidson County
Trans:T20130080464 DEEDWARR
Recvd: 09/17/13 12:07 2 pgs
Fees:13.00 Taxes:1047.10
20130917-0097876

Terms and provisions of by-Laws recorded in Instrument No. 20070905-0106403.

Charter of Homeowners Association recorded at Instrument No. 20040330-0035515.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO QUARTERS Condominium of record in Instrument No. 20040421-0045569, as amended by instrument(s) of record in Instrument Nos. 20040511-0054050, 20050110-0003192 and 20050425-0045365.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20040526-0061601.

Quitclaim Deed to Homeowners Association for open space or common area recorded at Instrument No. 20061229-0161138.

This is improved property located at 4210 Hillsboro Pike 213 Nashville, TN 37215.

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 September, 2013.

Jennifer Erin Douglas Landers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Erin Douglas Landers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

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

Notary Public

My Commission Expires: _____