WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 25TH day of September, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2015

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bonnie Kearns | Sumner Bank & Trust | 105-14-0D |
| (NAME) | (NAME) | (MAP) |
| 2201 8th Avenue S. #402 | 780 Browns Lane | 402.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37204 | Gallatin, TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carol Langsdon, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bonnie Kearns, unmarried, and Thomas Arthur Kearns, married, as joint tenants with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of The Lofts on Eighth, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts on Eight of record in Instrument Number 20061116-0142670 as amended in Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E-6" to said Master Deed.

Being the same property conveyed to Carol Langsdon by Warranty Deed from Emma, Inc., a Tennessee Corporation, of record at Instrument No. 20111114-0088859, Register's Office for Davidson County, Tennessee, dated November 10, 2011 and recorded on November 14, 2011.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2201 8th Avenue S. #402, Nashville, Tennessee 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

BILL GARRETT, Davidson County
Trans:T20130083507 DEEDWARR
Recvd: 09/26/13 15:48 2 pgs
Fees:13.00 Taxes:995.30
20130926-0101401

Witness our hands this 24th day of September, 2013.

Carol Langsdon

Phillip R. Langsdon

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carol Langsdon and Phillip R. Langsdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office in Memphis, Tennessee, on this the 24th day of September, 2013.

MICHAEL L. NOMACK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires February 05, 2017

Notary Public

My Commission Expires: