THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
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20130930-0102485

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***217,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 27 day of September, 2013.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Elizabeth M. Elkins 4507B Indiana Avenue Nashville, Tennessee 37209	Fifth Third Mortgage Company 5001 Kinglsey Drive Cincinnati, Ohio 45227	MAP 091-12-0A PARCEL 001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($***217,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, James Jeremy Parker, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Elizabeth M. Elkins, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1, together with the appurtenant interest in the common elements of 4507 Westover Townhome Condominiums, Horizontal Property Regime, established by the Master Deed of record in Instrument No. 20071204-0140481, in the Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to James Jeremy Parker by Warranty Deed dated January 25, 2008, from Westover Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20080128-0008453 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4507B Indiana Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of 4507 Westover Townhome Condominiums of record as Instrument No. 20071204-0140481 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 27 day of September, 2013.

James Jeremy Parker by Renee Puckett, attorney in fact

James Jeremy Parker
by Renee Puckett, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Renee Puckett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of James Jeremy Parker and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of James Jeremy Parker.

WITNESS my hand and official seal this 27 day of September, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY