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. 31456-10-2013**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Affiant Subscribed and sworn to before me this 18th day of October, 2013. Notary Public My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner: Asya C. Adcock 5600 Cedar Ash Crossing Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 164 130 02800

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, **Patrick Steiner, Jr. and wife, Heather Steiner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Asya C. Adcock*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

(A)

* unmarried

This is improved property located at 5600 Cedar Ash Crossing, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 17th day of October, 2013.

Patrick Steiner, Jr.
by: _____, Attorney-In-Fact
Patrick Steiner, Jr. BY: Gerald G. Patterson, Attorney-In-Fact

Heather Steiner
by: _____, Attorney-In-Fact
Heather Steiner BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald G. Patterson, Attorney-In-Fact**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Patrick Steiner, Jr. and Heather Steiner and is authorized by the said Patrick Steiner, Jr. and Heather Steiner to execute this instrument on their behalf. POA of record @ Inst #

20131024-0110981, RODCTN.

Witness my hand, at office, this 18th day of October, 2013.

Notary Public

My Commission Expires:

KAREN RUHD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20130091437 DEEDWARR
Recvd: 10/24/13 14:22 2 pgs
Fees: 13.00 Taxes: 540.20

20131024-0110982

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Section One, Asheford Crossing, as of record in Plat Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick Steiner, Jr. by deed from William D. Cooper and Carol A. Perkins Cooper, tenants in common with right of survivorship, appearing as Instrument No. 20040602-0064368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 201, a lien, but not yet due and payable. Map and Parcel No. 164 130 02800.
2. Declaration of Covenants, Conditions and Restrictions for Asheford Crossing of record in Book 9651, page 900, amended in Book 9980, page 482, Book 10301, page 180, supplemented in Book 10353, page 575, amended in Book 10640, page 941, Book 10717, page 97, Book 11455, page 769, Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement, of record in Book 9336, page 238, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Asheford Crossing Homeowners Association, Inc., of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 937, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress of record in Book 1224, page 259, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10574, page 867, Register's Office for Davidson County, Tennessee.