THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090108**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans: T20130093568 DEEDWARR
Recvd: 11/01/13 10:18 2 pgs
Fees: 13.00 Taxes: 1180.30
20131101-0113430

WARRANTY DEED

Address New Owner: Charles A. Garric, Jr. Lindsay Garric 817 Kirkwood Ave Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118020B00100CO

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, **Nina C. Cunningham now known as Nina Cunningham Holton and Nick Holton,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Garric, Jr. and wife, Lindsay Garric**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Keck Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Keck Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070427-0050525, as amended at Instrument No. 20080509-0048018, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Keck Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat file as Exhibit "B" to said Declaration appearing in Instrument No. 20070427-0050525, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as thought copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Nina C. Cunningham, unmarried, by Warranty Deed from Leanne L. Keck, unmarried, recorded on the 24th day of May, 2010 in Instrument No. 20100524-0039833, in the Register's Office of Davidson County, Tennessee.

The said Nina C. Cunningham having since married and is now known as Nina Cunningham Holton, spouse of Nick Holton hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property

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 2014 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070427-0050525 as amended at Instrument No. 20080509-0048018.

This is improved property located at 817 Kirkwood Ave Nashville TN 37204

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 25th day of October, 2013.

Nina Cunningham Holton

Nick Holton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nina Cunningham Holton and Nick Holton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014