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. 31501-10-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $745,000.00. Affiant Subscribed and sworn to before me this 25th day of November, 2013. Notary Public My Commission Expires: KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 8, 2015

WARRANTY DEED

Address New Owner: James W. Ward, Jr., Susanne J. Ward 454 E. Zarragossa Street Pensacola, FL 32502	**Send Tax Bills To:** Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 117 010 A 01100 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, **T. Harold Pinkley, Jr. and wife, Joan M. Pinkley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Ward, Jr. and wife, Susanne J. Ward** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 625 Woodleigh Drive, Nashville, TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20130101400 DEEDWARR
Recvd: 12/03/13 11:48 3 pgs
Fees:18.00 Taxes:2756.50
20131203-0123003

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2013.

T. Harold Pinkley, Jr.

Joan M. Pinkley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **T. Harold Pinkley, Jr. and Joan M. Pinkley**, 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.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 (tax parcel 11) on the Plan of Lot Seven Site Plan, Bowling Square Condominiums, of record in Plat Book 5210, page 326, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bowling Square Homeowners Association Condominiums, a horizontal property regime established by Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. Harold Pinkley, Jr. and wife, Joan M. Pinkley, by deed dated June 29, 2012, from David F. Clark, married, of record in Instrument Number 20120703-0058642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 010 A 01100 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bowling Square Homeowners Association Condominiums, of record in Book 4724, page 753, amended in Book 4932, page 150, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5210, page 326, Register's Office for Davidson County, Tennessee.