I hereby swear, or affirm, that the actual consideration for this transfer is $119,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jackie Boswell
Affiant

Sworn to and subscribed before me on this 27th day of February, 2014.

Notary Public

My Commission Expires: 10/18/17

TRACY L. HARRELL STATE OF TENNESSEE NOTARY PUBLIC MCNAIRY CO. TENN.

BILL GARRETT, Davidson County
Trans:T20140014467 DEEDWARR
Recvd: 03/03/14 12:28 3 pgs
Fees:18.00 Taxes:440.30
20140303-0017781

The property is identified on the records of the Tax Assessor as:

Map/Parcel 105-10-0A-207.00-CO

The names and address of the new owners and to whom the tax statement should be sent are Jordan Hale and Jackie Boswell,
Jackie Boswell
231 Morning Glory Way
Waverly TN 37185.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

For and in consideration of the sum of One Hundred Nineteen Thousand Dollars ($119,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, FRANCES BATES, this date have bargained and sold, and by these presents do transfer and convey unto JORDAN HALE and JACKIE BOSWELL, as joint tenants with right of survivorship and not as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B-7, BeechTree Condominiums, as established under Master Deed of record in Book 11174, page 284, amended in Book 11680, page193, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Frances Bates by Warranty Deed from Kyle Quigley, unmarried, of record at Instrument No. 20070823-0100774, Register's Office for Davidson County, Tennessee, dated August 20, 2007 and recorded August 23, 2007.

Also known as 2020 Beech Avenue, #B7, Nashville, Tennessee 37204.

This conveyance is made subject to the following:

1. All matters shown on the Plan of record in Plat Book 332, page 130, Register's Office of Davidson County, Tennessee.

2. All matters shown on the Site Plan of BeechTree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for BeechTree Condominiums recorded in Book 11680, page

193, Register's Office of Davidson County, Tennessee.

3. Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11174, page 284, as amended in Book 11680, page 193, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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 BeechTree Condominium Owner's Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, page 328 and Book 11163, page 16, in the Register's Office of Davidson County, Tennessee.

5. Charter of BeechTree Condominiums Homeowner's Association of record in Book 11174, page 326, in the Register's Office of Davidson County, Tennessee.

6. Easement(s) to City of Nashville as set forth in Instrument of record in Book 3183, page 65, in the Register's Office of Davidson County, Tennessee.

7. Easement of record as Instrument No. 20090930-0090862, in the Register's Office of Davidson County, Tennessee.

8. Rights of others in and to the common areas and/or elements.

9. The lien of *ad valorem* real property taxes assessed by Davidson County, Tennessee for the year 2014 that have been prorated this date and are to be paid by the grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JORDAN HALE and JACKIE BOSWELL, as joint tenants with right of survivorship and not as tenants in common, their heirs and assigns, forever.

I covenant with the said JORDAN HALE and JACKIE BOSWELL, that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered except as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JORDAN HALE and JACKIE BOSWELL, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of February, 2014.

Frances D. Bates

Frances Bates

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named FRANCES BATES, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 27th day of February, 2014.



Notary Public

My Commission Expires:

10/18/17