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. 31477-10-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $387,400.00. x _____ Affiant Subscribed and sworn to before me this 28th day of February, 2014. _____ Notary Public My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner: Laura L. Butler 3808B Wrenwood Ave. Nashville, TN 37205	**Send Tax Bills To:** Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 104-1-N 4CO

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, **Jeff A. Zeitlin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura L. Butler, unmarried** ("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 3808B Wrenwood Ave., Nashville, TN 37205

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:T20140014868 DEEDWARR
Recvd: 03/04/14 15:19 3 pgs
Fees:18.00 Taxes:1433.38
20140304-0018256

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2014.

Jeff A. Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeff A. Zeitlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 3508B of Windsor Place 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 Windsor Place Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130612-0059665, 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 Windsor Place Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130612-0059665, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Jeffrey A. Zeitlin by Warranty Deed from Kenneth H. Oliver, married, dated June 11, 2013 of record in Instrument No. 20130611-0059555, said Register's Office.

This conveyance is made subject to:

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 55, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20130612-0059665, said Register's Office; (d) charter of record in Instrument No. 20130614-0061151, said Register's Office.