This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 03/17/14 14:49 2 pgs
Fees:13.00 Taxes:370.00
20140317-0022010

ADDRESS NEW OWNER:
Fairway Pointe Homeowners Association, Inc.
50 Vantage Way
Suite 100
Nashville, TN 37228-1553

SEND TAX BILL TO:
Owner

MAP **135-** 120B
PARCEL **115**00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas P. O'Steen,** unmarried, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Fairways Pointe Homeowners Association, Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 115 on the Plan of the Horizontal Property Regime of Nashboro Village at Fairway Pointe, of record in the plat recorded as Instrument Number 20020820-0100664, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Thomas O'Steen by deed dated October 8, 2008, of record in Instrument No. 20081013-0102974, Register's Office for Davidson County, Tennessee. AND by a DECREE FOR REDEMPTION of record in Instrument No. 20140317-0021995 Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument 20020820-0100664, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Instrument 20020820-0100664 , Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 2328 Nashboro Blvd, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 31st day of December, 2013.

Thomas P. O'Steen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas P. O'Steen**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2013.

NOTARY PUBLIC
My Commission Expires:

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2013.

NOTARY PUBLIC
My Commission Expires:

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 17th day of March, 2014, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni Rutgerson,
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Comm. Expires June 1, 2016