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. 31700-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me this 25th day of April, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Spencer Carter 4505 Harding Pike, #105 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 030 B 10500 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, **Patricia Roche Sayers, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spencer Carter*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

CB * unmarried

This is improved property located at 4505 Harding Pike, #105, 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:T20140029461 DEEDWARR
Recvd: 04/30/14 12:19 3 pgs
Fees:18.00 Taxes:610.50
20140430-0036274

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of April, 2014.

Patricia Roche Sayers by Allen Lentz attorney in fact
Patricia Roche Sayers
BY: Allen Lentz, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen Lentz, 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, and who further acknowledge that he is the Attorney-In-Fact for the said Patricia Roche Sayers and is authorized by the said Patricia Roche Sayers to execute this instrument on her behalf.

Witness my hand, at office, this 25th day of April, 2014.

My Commission Expires:

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

Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Royal Oaks Apartments, of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Patricia Roche Sayers by deed from Thomas C. Summers, Jr., unmarried, appearing as Book 5791, page 191, 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. 116 030 B 10500 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 4505 Harding Road Homeowner's Association, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.
3. Appointment of Successor Trustee of record in Book 5673, page 622, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Charter of Incorporation of 4505 Harding Road Homeowner's Association of record in Book 5282, page 501, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 45, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3347, page 188 and Book 4835, page 964, Register's Office for Davidson County, Tennessee.
8. Easement for driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
9. Easements and reservations of record in Book 4744, page 370, modified in Book 4978, page 524, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
11. Easements and other rights contained in the deed of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.