Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $291,500.00

Affiant

Subscribed and sworn to before me, this 1st day of July 2014.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 07/01/14 14:09 3 pgs
Fees:18.00 Taxes:1078.55
20140701-0057801

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
David C. Watkins 6060 Vanderbilt Old Hickory, TN 37138	Same	105-101B-404.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged McLean T. Stinson an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David C. Watkins and wife Karen R. Watkins and Adam C. Watkins, as joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 404 of Ten Ten on the Row, a Condominium, a horizontal property regime, located at 1010 16th Avenue South, Nashville, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, 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 apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contain in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee and amendments in Instrument No. 20090224-0015964 and Instrument No.20090507-0041965 and Instrument No. 20090929-0090277, are incorporated in the deed by reference and made a part hereof the same as though copied herein. Parking Space No. p12 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 404.

Being the same property conveyed to McLean T. Stinson by Warranty Deed from Haury & Smith Contractors, Inc. of record in Instrument No. 20100217-0012146 and dated February 12, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in 20090224-0015964, 20090507-0041965,20090929-0090277Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and

requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Ten Ten on the Row Condominium

This property is improved property known as 1010 16th Avenue South #404 - Parking Space #12, Nashville, Tennessee 37212-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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 1st day of July, 2014.

McLean T. Stinson

By: McLean T. Stinson, Mary Stinson Attorney in Fact
Mary Stinson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of July, 2014 before me personally appeared Mary Stinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of McLean T. Stinson acknowledged that such person executed the same as the free act and deed of McLean T. Stinson.

Witness my hand, at office, this 1st day of July 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08257

I, Heather Wheeler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Heather Wheeler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/17

