SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140083448 DEEDWARRSP
Recvd: 11/05/14 09:04 3 pgs
Fees: 18.00 Taxes: 2035.00
20141105-0102073

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on October 29, 2014.

NOTARY PUBLIC

My commission expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27940SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Denise E. Baker Susan S. Eagle 2209-B 10th Avenue South Nashville, TN 37204	FARMINGTON MORTGAGE SAME 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	105-13-T-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TEN South Homes, LLC, a Tennessee limited liability company, **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto Denise E. Baker, an unmarried woman and Susan S. Eagle, an unmarried woman, as Tenants in Common with right of survivorship, **"GRANTEES"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Ten South Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee along with all related Private Elements, Common Elements, and Limited Common Elements, and described in a Declaration of Covenants, Conditions and Restrictions for Ten South Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140401-0027005, 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 Ten South Townhomes, a Horizontal Property

Regime with Private Elements, contained in said Declaration as well as the Plat and Bylaws filed as Exhibit "D" and Exhibit "C", respectively, to said Declaration are incorporated by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units, Private Elements, Common Elements, and Limited Common Elements.

Being part of the same property conveyed to TEN South Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Thomas J. Powell and wife, Deborah S. Powell, of record as Instrument No. 20131007-0105131, as corrected by Scrivener's Affidavit of record as Instrument No. 20140306-0019035, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to TEN South Homes, LLC, by Quitclaim Deed of record as Instrument No. 20140306-0019038, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 2014 Davidson and Nashville taxes which have been paid by the Grantor and prorated by the parties.
2. Matters shown on the Plan recorded as Exhibit "D" to the Declaration recorded as Instrument No. 20140401-0027005 in said Register's Office.
3. Easement for Sanitary Sewers and/or Storm Drainage, water mains and appurtenances of record as Instrument No. 20130506-0045446 in the Register's Office for Davidson County, Tennessee.
4. Charter of the Ten South Homeowners Association, Inc. of record as Instrument No. 20140328-0025876, Register's Office for Davidson County, Tennessee, together with the By-Laws set forth as Exhibit "C" of Instrument No. 20140401-0027005 in said Register's Office.
5. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Ten South Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20140401-0027005 in said Register's Office, and to which reference is hereby made as if copied verbatim. Said Declaration having been amended by Instrument No. 20140904-0081047, said Register's Office.
6. Restrictive Covenants for Detached Structure contained in Instrument No. 20140911-0083259, Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as improved property located at 2209-B 10th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a

good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. 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 our hands on October 29, 2014.

TEN South Homes, LLC., a Tennessee limited liability company

BY: Thomas G. Powell

Thomas J. Powell, Managing Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 29, 2014, before me, the undersigned authority, of the State and County aforesaid, personally appeared Thomas J. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Managing Member of TEN South Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of TEN South Homes, LLC, a limited liability company, by himself as Managing Member.
Witness my hand and official seal on October 29, 2014.

April R. Bradley
NOTARY PUBLIC

My Commission Expires: 9/12/17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY