THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32222-02-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $423,000.00. Affiant Subscribed and sworn to before me this 6th day of March, 2015. Notary Public My Commission Expires: 05/05/2015

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

WARRANTY DEED

Address New Owner: Samantha Bouler 5906 Old Harding Pike Nashville, TN 37205	**Send Tax Bills To:** Renasant Bank 2001 Park Place North, Ste. 650 Birmingham, AL 35203	**Tax Information:** Map and Parcel No.: 129 04 0 B 002 00CO

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, **The Bacon Group, Inc., a Tennessee Corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Bouler, 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 5906 Old Harding Pike, 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:T20150018108 DEEDWARR
Recvd: 03/12/15 13:42 3 pgs
Fees:18.00 Taxes:1565.10
20150312-0021380

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2015.

The Bacon Group, Inc.

BY: _____
Richard Bacon, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bacon, 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 acknowledged that he is the President of The Bacon Group, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of March, 2015.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 5906, together with the appurtenant interest in the common elements of Cottages at Post II Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 20131226-0130065, as corrected in Instrument No. 201503030018133, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 4 on the Plan of Westview Subdivision, of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Bacon Group, Inc., a Tennessee corporation, by warranty deed dated May 1, 2007, from Michael Nixon, of record as Instrument No. 20070502-0052350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties, and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Cottages at Post II Townhomes, of record in Instrument No. 20131226-0130065, as corrected in Instrument No. 201503030018133, 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. All matters appearing on the Plan of record as Book 2330, page 155, Register's Office for Davidson County, Tennessee.