This instrument prepared by and after recording, return to: File #2015-012

B. L. Hiesrodt
Auto-Owners Insurance Company
6101 Anacapri Blvd.
Lansing MI 48917

Davidson County DEEDWARRSP
Recvd: 03/27/15 13:03 4 pgs
Fees:23.00 Taxes:1304.25
20150327-0026632

LIMITED WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Bruce Hollinger	(NAME) Same as new owner	Map & Parcel # 172140B10000CO
(STREET ADDRESS) 1433 Wexford Downs	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **AUTO-OWNERS INSURANCE COMPANY, A MICHIGAN CORPORATION,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **BRUCE HOLLINGER and LEIGH HOLLINGER, husband and wife,** herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121,126-128 & 132-133, of record in Instrument #200103130024106, Davidson County, Tennessee, and revised in Instrument #100801220006550, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Jill Roberts and Andrew Roberts, wife and husband, to Auto-Owners Insurance Company, a Michigan Corporation, by deed of record in Instrument #20141211-0113463, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $352,500.00

Subscribed and sworn to before me this the 27th day of March, 2015.

Affiant

My commission expires: 10-21-2018

Notary Public

MARJORIE A. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 21, 2018

This is improved property known as 1433 Wexford Downs Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

See Attachment to Limited Warranty Deed attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 hand this 27th day of March, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Auto-Owners Insurance Company, a Michigan Corporation

By: _____
Mary S. Pierce, Senior Vice President – Human Resources

By: _____
Michael D. Pike, Vice-President – Human Resources

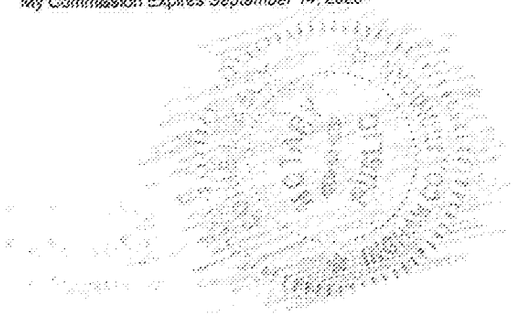
STATE OF MICHIGAN)
COUNTY OF EATON)

Personally appeared before me, a Notary Public, in and for said County and State, **MARY S. PIERCE and MICHAEL D. PIKE** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Senior Vice President of Human Resources and the Vice President of Human Resources, of 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.

My Commission Expires: _____

_____
Notary Public

CORIE L. KECK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires September 14, 2020



ATTACHMENT TO LIMTED WARRANY DEED
FOR
1433 WEXFORD DOWNS, NASHVILLE, TN 37211

Grantor only covenants that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend only that title against the lawful claims of all persons claiming by, under, or through Grantor, but against no other claims, or persons, subject to each of the following: All building and use restrictions; Zoning, building, and housing restrictions and ordinances and state and federal regulations relating to the use of the Property and/or improvements; Any restrictions relating to the use or any improvement of the Property; Utility and drainage easements; All easements of record or readily observable on the Property; Any easements or encroachments identified or readily identified by an ALTA survey if Grantee had had an accurate, up-to-date, stake boundary survey performed; Covenants, restrictions, reserved easements, easements, and/or servitudes; Any defects, exception, or exclusion from coverage specified in the title insurance commitment and final title insurance policy; Legal highways and streets; All taxes and assessments which are a lien but not yet due and payable until after Closing; Location of boundary lines; Unrecorded sewer, sanitation, and paving assessments; Easements created by usage or time or any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any; Presence of unknown hazardous substances, underground tanks, oil or natural gas wells (plugged or unplugged), abandoned water wells, private burial sites, and/or farming operations located on, or near, the Property; The Property, improvements, fixtures, equipment, and any personal property included in the sale in 'AS IS' condition without any representation or warranty; Ad valorem taxes for the current year (prorated through the date of Closing as provided in the Counteroffer); Utility easements and unviolated restrictive covenants that do not materially affect the value of the Property; Grantee complying with, indemnifying, holding harmless, and defending Grantor for compliance with all applicable statutes, ordinances, rules, and/or regulations pertaining to the installation, maintenance, use, and operation of smoke detectors, smoke alarms, heat detectors, carbon monoxide detectors, and radon detectors on, or the presence of radon gas on or in, the Property and improvements; Grantee complying with, releasing, indemnifying, holding harmless, and defending Grantor, Grantor's officers, directors, employees, and agents from any claims, damages, liabilities, and expenses (including attorney fees), relating to, the presence, existence, and/or conditions causing harmful levels of radon gas, asbestos, black mold, mold, bacteria, mildew, fungi, rot (wet or dry), biological contaminates, or other airborne pathogens, toxic, hazardous, or other environmentally dangerous substances on, in, or about the Property or improvements, which claim is made by Grantee, or any person Grantee allows to reside in or about the Property or to come into contact with the Property; Grantee complying with, indemnifying, holding harmless, and defending Grantor for compliance with all applicable statutes, ordinances, rules, and/or regulations pertaining to the installation, maintenance, use, removal, abatement, or presence of EIFS (Exterior Insulating Finishing System) and/or dryvit, and/or lead-based paint, and/or asbestos on, or in, the Property and improvements; Any termite infestation and any damage to the Property and/or improvements caused by wood-destroying organisms or fungi; Any prior lease, grant, exception, reservation, or conveyance of mineral or mineral rights, together with release of damages, of minerals of every kind and character, including but not limited to, oil, gas, sand, and gravel in, on, and under the Property and any applicable restrictive covenants, conditions, and easements; Rights or claims of parties in possession not shown in public records; Encroachments, overlaps, variations in area or measurements, boundary line disputes, roadways, and matters not of records, including lack of access, which would be disclosed by an accurate survey and inspection of the Property; Grantee releasing and indemnifying Grantor, Grantor's officers, directors, employees, and agents from any claims, damages, liabilities, and expenses (including attorney fees), relating to the presence of radon gas, asbestos, mold, toxic, hazardous, or other environmentally dangerous substances in, on, or about the Property, which claim is made by Grantee, or any person Grantee allows to reside in or about the Property or to come into contact with the Property; Reservations contained in the Patent from the United States of America for mining, agriculture, manufacturing, or other purposes as may be recognized and acknowledged by the local customs, laws, and decisions of courts; Restrictions upon the use of the Property and/or improvements not appearing in the chain of title to the Property; Grantee complying with, indemnifying, holding harmless, and defending Grantor for compliance with all applicable statutes, ordinances, rules, and/or regulations pertaining to the installation, maintenance, use, and operation of any pool and barriers around the pool, if any; Any violation, variation, or encroachment of a boundary wall or fence, if any; Any annual recurring fees charged by the municipality and/or county, which are automatically certified to the Property's real estate taxes; Assessments and charges for utilities, water, sewer fees, or diseased tree removal, levied by local municipality, to the extent that the fees were incurred prior to the date of closing and were not incurred by Grantor; Setback lines disclosed by the recorded plat; Easements for drainage and utility purposes as shown on the recorded plat; Rights of the public to streets, highways, and/or alleys; The Property having a 7.5 PUDE on the east side of the Property; The fence on the property extending beyond the north and east boundaries of the Property and encroaching on the open space on the north side of Lot 99 on the east side; Setback lines disclosed by the recorded plat; Subject to all matters shown on plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110, 121, 126-128 & 132-133, of record in Instrument #200103130024106, Davidson County, Tennessee, and revised in Instrument #100801220006550, said Register's Office; Subject to Stormwater Detention Agreement of record in Book 11744, page 254, Register's Office, Davidson County, Tennessee; Subject to Easement to Bellsouth Telecommunications, Inc., a Georgia corporation, of record in Book 11628, page 204, Register's Office, Davidson County, Tennessee; Subject to Easement Agreement of record in Book 11124, page 852, Register's Office, Davidson County, Tennessee; Subject to Deed of Easement of Ingress/Egress and Cross Use Agreement of record in Book 5882, page 857, Register's Office, Davidson County, Tennessee; Subject to Quitclaim Deed for Open Space Areas of record in Instrument #200205150059529, Register's Office, Davidson County, Tennessee; Subject to Declaration of Covenants, Conditions and Restrictions for Winfield Park, of record in Book 11113, page 691, Register's Office, Davidson County, Tennessee; The Property and improvements being located in FEMA Zone X, on FEMA Map Panel 47037C0363F, Effective Date 04/20/2001; The Property, improvements, fixtures, equipment, and any personal property subject to and on an 'AS IS', 'WHERE IS', and 'WITH ALL FAULTS' basis, without any warranties, express or implied, arising by operation of law, including, without limitation, condition, habitability, merchantability, or fitness for a particular purpose, saving and excepting only the limited warranty herein.

True Copy Certification

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2018

Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018