RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026713 DEEDWARR
Recvd: 04/09/15 15:44 3 pgs
Fees:18.00 Taxes:1986.90
20150409-0031465

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $537,000.00.

Affiant

Subscribed and sworn to me on April 7, 2015.

NOTARY PUBLIC

My Commission Expires: 9.13.17

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28382SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sooner R. Routhier and Christopher M. Glatfelter 2209-A, 10th Avenue South Nashville, TN 37204	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	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, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Sooner R. Routhier and Christopher M. Glatfelter, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A 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 Thomas J. Powell and wife, Deborah S. Powell, by Warranty Deed of record on June 19, 2013, as Instrument No. 20130619-0062840, as corrected by Scrivener's Affidavit of record on March 6, 2014, as Instrument No. 20140306-0019034, said Register's Office.

Also Being part of the same property conveyed to TEN South Homes, LLC, a Tennessee limited liability company by Quitclaim Deeds dated, October 4, 2013, from Thomas J. Powell and wife, Deborah S. Powell, of record on October 7, 2013, as Instrument No. 20131007-0105131, as corrected by Scrivener's Affidavit of record on March 6, 2014, as Instrument No. 20140306-0019035, Register's Office for Davidson County, Tennessee.

Also Being part of the same property conveyed to Thomas J. Powell and wife, Deborah S. Powell by Supplemental Warranty Deed of record on March 6, 2014, as Instrument No. 20140306-0019037, Register's Office for Davidson County, Tennessee.

Further Being part of the same property conveyed to TEN South Homes, LLC, by Quitclaim Deed of record on March 6, 2014, as Instrument No. 20140306-0019038, said Register's Office.

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

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
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. Matters shown on the Plan recorded as Exhibit "D" to the Declaration recorded as Instrument No. 20140401-0027005 in said Register's Office.
4. 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.
5. 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.
6. 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. NOTE: As set forth in applicable state or federal laws, any reference to restrictions or declaration of covenants and conditions contained herein does hereby specifically omit any covenant or restriction based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income.
7. Restrictive Covenants for Detached Structure contained in Instrument No. 20140911-0083259, Register's Office for Davidson County, Tennessee.
8. Rights of others in and to the common areas.
9. Lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2209-A, 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 does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 7th day of April, 2015.

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

BY: Thomas G. Powell managing member
Thomas J. Powell, Managing Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 7, 2015, before me personally appeared TEN South Homes, LLC, a Tennessee limited liability company to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 7, 2015.

April N Bradley
NOTARY PUBLIC

APRIL N BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.12.17