THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043619**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,500.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2015. Notary Public My Commission Expires:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Bill Bainbridge and Josephine Bainbridge 545 Armistead Place Nashville TN 37215-1857	Send Tax Bills To: ~~New Owner~~--- Bill Bainbridge 4515 Harding Pike, Suite 100 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 116-12-0-D-545.00 CO

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, **Lawson G. Freeman Jr. and Dibrell S. Freeman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William B. Bainbridge and wife, Paige F. Bainbridge a 50% interest as Tenants by the Entirety and Robert E. Hull and wife, Josephine B. Hull a 50% interest as Tenants by the Entirety**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 545, BURLINGTON (CONDOMINIUM PLAT), PHASE III, as shown on plat of record in Plat Book 6250, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lawson G. Freeman, Jr. and wife, Dibrell S. Freeman, as joint tenants with right of survivorship by Warranty Deed from Bonnie B. Manson, married, recorded on the 24th day of May, 2007 in Instrument No. 20070524-0062069, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURLINGTON (CONDOMINIUM PLAT), PHASE III, as recorded in Plat Book 6250, Page(s) 103 and Plat Book 5200, Page 406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5863, Page 796 and Book 6046, Page 134.

BILL GARRETT, Davidson County
Trans:T20150032752 DEEDWARR
Recvd: 04/30/15 10:09 2 pgs
Fees:13.00 Taxes:1156.25
20150430-0038657

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURLINGTON Condominium of record in Book 6011, Page 653 , as amended by instrument(s) of record in Book 6194, Page 440, Book 6362, Page 405 and Book 6046, Page 134; also subject to easements, rights and interests 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.

Easement for Trunk Sanitary Sewers, recorded in Book 3401, Page 545.

This is improved property located at 545 Armistead Place Nashville TN 37215-1857

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2015.

Lawson G. Freeman Jr. Dibrell S. Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawson G. Freeman Jr. and Dibrell S. Freeman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018