4.
GSRM
Box 44

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043845** BILL GARRETT, Davidson County Trans:T20150037534 DEEDWARR Recvd: 05/14/15 11:55 2 pgs Fees:13.00 Taxes:758.50 20150514-0044396	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Lauren H. DeYoe Affiant Subscribed and sworn to before me, this 13th day of May, 2015. Notary Public My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

WARRANTY DEED

Address New Owner: Lauren H. DeYoe 2027 STOKES LN Nashville TN 37215-1519	Send Tax Bills To: Farmington Mortgage a Division of CapStar Bank 2002 Richard Jones Rd. Ste. 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117070M04200CO

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, **J. Nathan Downing, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren H. DeYoe, an umarried woman** ("Grantees"), its 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 No. 2027, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of Record in Instrument No. 20021121-0145225, and amended by Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C-50" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of Record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Nathan Downing, an unmarried person by Warranty Deed from Carrie A. Geisberg, unmarried, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102319, 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 RESUBDIVISION OF WOMAN'S CLUB OF NASHVILLE, as recorded in Plat Book 6200, Page(s) 383.

Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Instrument No. 20021121-0145225.

Terms and provisions of by-Laws of Fairsted Park Condominium Homeowners Association, Inc. recorded in Instrument No. 20021121-0145225 (Exhibit "B").

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FAIRSTED PARK CONDOMINIUMS of record in Instrument No. 20021121-0145225 , as amended by instrument(s) of record in Instrument No. 20030328-0041138; 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.

This is improved property located at 2027 STOKES LN Nashville TN 37215-1519

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 13th day of May, 2015.

J. Nathan Downing
by Patricia Downing
Attorney-in-Fact

J. Nathan Downing by Patricia Downing
Attorney in Fact, pursuant to Power of Attorney of record in Instrument No. 20150514-0044395, RODCT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Downing, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for J. Nathan Downing, 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.

WITNESS my hand, at office, this 13th day of May 2015.

Notary Public

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

MY COMMISSION EXPIRES SEPTEMBER 10, 2018