THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016211** BILL GARRETT, Davidson County Trans:T20160010524 DEEDWARR Recvd: 02/08/16 12:16 2 pgs Fees:13.00 Taxes:1056.35 20160208-0011912	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,500.00. Affiant Subscribed and sworn to before me, this 4th day of February, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Gary B. Hunter 168 Jefferson Square Nashville TN 37215-3701	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05A-168.00CO

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, **James R. Crawford, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary B. Hunter and Sandra B. Hunter, husband and wife**, ("Grantees"), his 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. P-168 on the Plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Crawford, Jr. by Warranty deed from Tracy Carpenter Aeby of record in Book 6623, page 450, Register's Office for Davidson County, Tennessee, dated July 31, 1985 and recorded on August 06, 1985.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jefferson Square Townhousesof record in Book 4731, Page 332, Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4731, Page 341, amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, Book 10355, Page 306 and Instrument No. 20051027-0130020, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 8485, Page 642, Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-013275, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Easement to Metropolitan Government of Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20020122-0008268, in the Register's Office for DavidsonCounty, Tennessee.

Grant of Easement of record in Instrument Number 20130517-0050158, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 168 Jefferson Square Nashville TN 37215-3701

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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, his 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 4th day of February, 2016.

James R. Crawford, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Crawford, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY