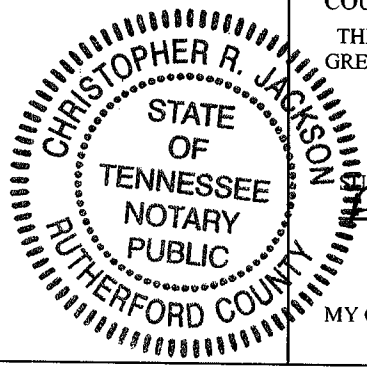
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Dana Warsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 25th DAY OF April, 2017

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Fraser	Stuart Fraser	118050A03600CO
(NAME) 940 Gale Lane, #114	(NAME) 940 Gale Lane, #114	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/26/17 10:10 4 pgs
Fees:23.00 Taxes:1221.00
20170426-0040830

THIS INDENTURE, made and entered into this 31st day of March, 2017, by and between **Margaret E. Lewis, who acquired title as Margaret E. Lautar, and Samuel C. Lewis, wife and husband,** party of the first part, and **Stuart Fraser and Melissa Fraser, husband and wife, and Camille Fraser, as joint tenants with right of survivorship**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Building 13, Apartment B, St. Martin Square, now known as 12 South Towers, as shown on the Plat of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, 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 Margaret E. Lautar and Samuel C. Lewis, wife and husband by Warranty Deed from Shayne Merrick, unmarried, dated March 5, 2015 and recorded March 9, 2015 of record in Instrument Number 20150309-0020084, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 940 Gale Lane, #114, Nashville, TN 37204

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

MARGARET E. LEWIS

SAMUEL C. LEWIS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARGARET E. LEWIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of March, 2017

Commission expires: 11-3-2020

KAREN C. KOPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

Notary Public

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SAMUEL C. LEWIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of March, 2017

Commission expires: 11-3-2020

Notary Public

KAREN C. KOPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

EXHIBIT B

All matters shown on the plat of record in Plat Book 4460, Page 186, and Amended at Instrument Number 20031107-0163683, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded as Book 4611, Page 682, Amended in Book 4710, Page 244 and Amendment Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

By-Laws of St. Martin Square Association recorded in Book 4611, Page 692 and Amended in Instrument Number 199912300308948, in the Register's Office for Davidson County, Tennessee.

Articles of Amendments to the Charter of St. Martin Square recorded in Book 4711, Page 48 and Instrument Number 20031107-0163682, Register's Office for Davidson County, Tennessee.

Charter of St. Martin Square Condominium Owners Association, Inc., recorded in Instrument Number 20060217-0019487, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

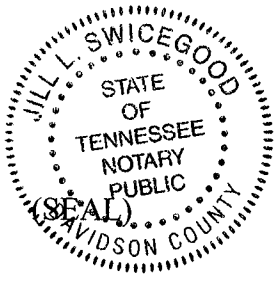
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018