THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 33633-04-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2017. Notary Public My Commission Expires: 3/8/21

SEAL A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Shane Giardino, Laura Werner 1231 B Battlefield Dr Nashville, TN 37215	Send Tax Bills To: Shane Giardino, Laura Werner 1231 B Battlefield Dr. Nashville, TN 37215	Tax Information: Map and Parcel No.: 117 08 0 Q 002 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, **Cameron Newbauer and wife, Sarah Newbauer,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Shane A. Giardino & Laura R. Werner,**husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1231 B Battlefield Dr, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 06/21/17 16:09 4 pgs
Fees:23.00 Taxes:2405.00
20170621-0062701

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2017.

Cameron Newbauer by his attorney-in-fact

Cameron Newbauer, by George E. Mudter, his Attorney-in-fact

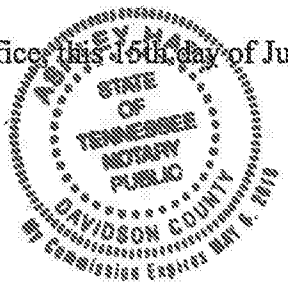
Sarah Newbauer by her attorney-in-fact

Sarah Newbauer, by George E. Mudter, herAttorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that(s)he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cameron Newbauer and Sarah Newbauer, and he is authorized by Cameron Newbauer and Sarah Newbauer to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of June, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1231 Battlefield Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20131009-0106079, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Declaration, and being located upon Lot No. 42 on the Plan of Galecrest, No. 2, Block "G", of record in Plat Book 1424, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cameron Newbauer and wife, Sarah Newbauer, by deed dated April 7, 2014 from Aspen Construction, Inc., of record in Instrument No. 20140408-0029200, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 117 08 0 Q 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1231 Battlefield Drive Townhomes, of record in Instrument No. 20131009-0106079, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit C to the Declaration of record in Instrument No. 20131009-0106079, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1424, page 19, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Dawn Kavanagh, 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.

Signature

State of TENNESSEE

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/21

{Notary' Seal}

