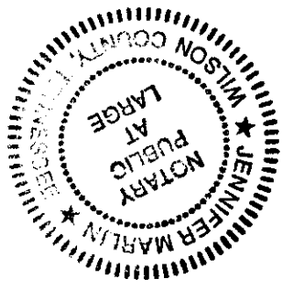
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Eric Marks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2003.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/01/03 10:23 2pgs
Fees:13.00 Taxes:336.70

20030401-0042592

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Marks	Wells Fargo Home Mortgage, Inc.	Map 052-13-0
(NAME) 2528 Sonar Drive	(NAME) 6701 Carmel Road #110	Group B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte North Carolina 28226	Parcel 026.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Patrick A. Ruth and Wife, Diane J. Ruth , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Marks , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Unit 73 on the CONDOMINIUM SITE PLAN, PHASE II-B, RIVER GLEN, A Horizontal Property Regime, as of record in Plat Book 6900, Page 819, further described in Master Deed Book 7566, page 571, which is amended by Book 7724, page 293, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patrick A. Ruth and Wife, Diane J. Ruth by deed from Julie P. Smith aka Julie S. Carr, and husband Greg V. Carr of record in Deed Book 10139, page 68, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8068, page 158, and Instrument Number 200204250051348, Register's Office for said County.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverglen Condominiums, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7566, Page 571, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2528 Sonar Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of March, 2003.

Patrick A. Ruth

Diane J. Ruth

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patrick A. Ruth and Wife, Diane J. Ruth the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/28/2003

My Commission Expires: 6-4-06

Notary Public

WILSON COUNTY, TENNESSEE ★ JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE

File Number2302576

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122