315
H/A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $78,500.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 24th day of March, 2005.

Notary Public
My Commission Expires: 9-30-2006

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/24/05 15:47 4 pgs
Fees:23.00 Taxes:290.45
20050324-0032274

ADDRESS NEW OWNER:
518 Knapp Farm Drive
Hermitage, TN 37076

SEND TAX BILL TO:
SAME
Map: 86-6-A, Parcel 520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas A. Bond and Rachel Warren Bond, his wife, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Riverside Properties, a general partnership, hereinafter the GRANTEE, its representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 520 Chandler Place, Hermitage, Tennessee 37076.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 24th day of March, 2005.

GRANTORS:

Thomas A. Bond

Rachel Warren Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Thomas A. Bond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 2005.

Notary Public

My Commission Expires: 9.30.2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Rachel Warren Bond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 2005.

Notary Public

My Commission Expires: 9.30.2006

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Unit No. 520 on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 686, Page 483, as amended in Book 7390, Page 1, in the Register's Office of Davidson County, Tennessee, and Plan in Book 6200, Page 454, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Thomas A. Bond by Warranty Deed from Steeplechase, Ltd., a Tennessee Joint Venture, of record in Book 7545, Page 413, Register's Office of Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable.
2. Plan of Steeplechase Condominiums of record in Plat Book 6200, page 454, and as shown in the Master Deed as Exhibit "C" of record in Book 6816, Page 483, and in amendment to Master Deed of record in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Steeplechase Condominiums, of record in Book 6816, page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 6816, Page 519, Register's Office for Davidson County, Tennessee.
5. Charter of Steeplechase Condominium Homeowners Association of record in Book 6816, Page 534, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the use of the common areas and/or elements.
7. Lien for special assessments as contained in the restrictions