RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24232-05-2005**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $183,000.00.<br>Affiant<br>Subscribed and sworn to before me this 13th day of May, 2005.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Amy L. Bumann<br>758 Harpeth Trace Drive<br>Nashville, TN 37221 | Wells Fargo Bank, NA<br>7445 New Technology Way<br>Frederick, mD 21703 | Map No.143.02-0B<br>Parcel No. 031.00-CO |

**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, **Marvin R. Platt**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy L. Bumann** ("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 758 Harpeth Trace Drive, Nashville, TN 37221

**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.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 13th day of May, 2005.

Marvin R. Platt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marvin R. Platt**, 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 13th day of May, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/18/05 11:36 2 pgs
Fees:13.00 Taxes:677.10
20050518-0056033

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marvin R. Platt by deed dated April 27, 1999 from Kimberly G. Kemp, and her father Wyliss H. Kemp as tenants in common with right of survivorship of record in Book 11459, page 387, Register's Office for Davidson County ,Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s) .
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Treetops at Harpeth Trace, of record in Book 6287, page 417, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Treetops at Harpeth Trace Homeowner's Association of record in Book 6465,p age 410, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Treetops at Harpeth Trace Homeowners Association of record in Book 8085, page 576, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5360, page 320, Book 5364, page 882 and Book 4889, page 192, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 455, Register's Office for Davidson County, Tennessee.
7. Agreement for dedication of easement for water mains of record in Book 5142, page 694, Register's Office for Davidson County, Tennessee.