(1)

File No. 280200878

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/24/08 12:42 2 pgs
Fees:13.00 Taxes:973.10



20080324-0028985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2008.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: 4/21/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Exner IV	TENNESSEE BANK & TRUST	104-06-0M-023.00CO
(NAME)	(NAME)	
223 Fairmont Court	330 MAYFIELD DR., STE. C-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	FRANKLIN TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Eric B. Davidson, joined by his wife, Laura Davidson**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **John E. Exner, IV and wife, Brittany Exner**, 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:

Land in Davidson County, Tennessee, being unit No. B-3 on the Plan of Fairmont Court Condominiums, a/k/a Fairmont Square II, according to the Master Deed of record in Book 6686, Page 708, as amended in Book 6712, Page 125, and Book 6774, Page 221 and revised by Book 6823, Page 962 and Book 6893, Page 62, in the Register's Office for said County, and more particularly described in Plat Book 6900, Page 98, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric B. Davidson, unmarried, by Warranty Deed from Sharon B. Tillman and Russanne Buchi-Fortre and Russell Buchi, Jr. and Richard O. Quill, Jr., dated July 29, 2005, as of record in Instrument Number 20050812-0095952, said Register's Office

Laura Davidson joins in the execution of this instrument for the purposes of conveying her interest, if any, marital or otherwise, in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 6900, Page 98; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Easement and Maintenance Agreement of record in Book 7051, Page 572, said Register's Office. (4) Easement and Maintenance Agreement of record in Book 9850, Page 210, said Register's Office. (5) Master Deed of record in Book 6686, Page 708, as amended in Book 6712, Page 125, and Book 6774, Page 221 and revised by Book 6823, Page 962 and Book 6893, Page 62, said Register's Office. (6) Charter for Homeowners' Association as of record in Book 7078, Page 447, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 223 Fairmont Court, Nashville, TN 37203
(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 our hands this 20th day of March, 2008.

Eric B. Davidson

Laura Davidson

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Eric B. Davidson and Laura Davidson who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 20th day of March, 2008.

Commission expires: 10/10/09

Notary Public

DONALD R BARRETT JR
NOTARY PUBLIC
STATE OF TENNESSEE

File Number: 280200878

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064