THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27676-04-2008** **Record & Return To:** **First Title and Escrow Co., Inc.** **2000 Richard Jones Rd., #110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,500.00. Affiant Subscribed and sworn to before me this 9th day of May, 2008. Notary Public My Commission Expires: 11-14-09

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner: Ronnie W. Farris, Susan P. Farris 1900 Richard Jones, Unit W2 Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 117150A194.00CO

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, **William Brad Fitch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronnie W. Farris and wife, Susan P. Farris** ("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 1900 Richard Jones, Unit W2, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of May, 2008.

William Brad Fitch

Davidson County DEEDWARR
Recvd: 05/15/08 14:45 2 pg:
Fees:13.00 Taxes:582.75

20080515-0050199

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Knox SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Brad Fitch**, 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 9th day of May, 2008.

P. Jonathan Price Jr.
Notary Public

My Commission Expires: 9-8-09

P. JONATHAN PRICE, JR. STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. W-2 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, and Book 9230, page 181, said Register's Office.

Being the same property conveyed to William Brad Fitch by deed dated May 17, 2002 from John R. McMillen and spouse, Bettie J. McMillen of record in Instrument No. 20020523-0063204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Green Hills Terrace, of record in Book 5304, page 702, amended in Book 7841, page 557, and in Book 9830, page 181, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 64, Register's Office for Davidson County, Tennessee.
6. Easement for common use of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee.