Davidson County DEEDWARR
Recvd: 06/06/08 12:55 2 pgs
Fees:13.00 Taxes:750.73

20080606-0058357

Return to:
JACK CASE WILSON
TITLE ASSOCIATES LLC
5560 FRANKLIN PIKE CIRCLE
BRENTWOOD TN 37027

WARRANTY DEED

G-VRE-08-102

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,900.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May 2008

Notary Public

SUSAN B. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 15, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Rigsby	Wells Fargo Bank, N.A.	
1000 Warren 102 (ADDRESS)	2600 Lucien Drive, Suite 312 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Maitland, FL 32751 (CITY) (STATE) (ZIP)	81-16-C-2.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY EUGENE POLLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN C. RIGSBY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 102, PARK PLACE COURT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060419-0044909 AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070420-0047604, AMENDED IN INSTRUMENT NO. 20070427-0050429, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO GREGORY EUGENE POLLARD BY QUITCLAIM DEED FROM P2 DEVELOPMENT, RECORDED ON THE 8TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060808-0097480, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NOTE: THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NO. 20070430-0051125. EASEMENT FOR WATER MAIN, RECORDED IN BOOK 1755, PAGE 325. STORMWATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20060308-0027165. CONVEYANCE TO HOMEOWNERS ASSOCIATION AT INSTRUMENT NO. 20070508-0055160.

unimproved ( )
This is improved (X) property, known as 1000 Warren 102, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of May, 2008.

Gregory Eugene Pollard

STATE OF Tennessee
COUNTY OF Davidson

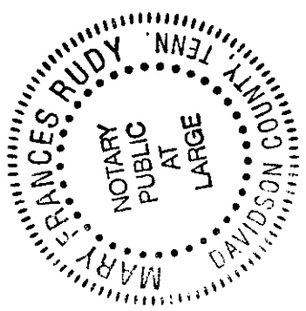
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Eugene Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 1st day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903