THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27677-04-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 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: $136,500.00. Courtney Whitehurst Affiant Subscribed and sworn to before me this 13th day of June, 2008. Emily C May Notary Public My Commission Expires: 5-23-09

EMILY C MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William L. Underhill, Sandra G. Underhill 332 Whitworth Way Nashville, TN 37205	New Owner	Map and Parcel No.: 131050B427.00CO

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, **Phillip Rutterer**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L. Underhill and wife, Sandra G. Underhill** ("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 427 Summit Ridge Place, 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 13th day of June, 2008.

Phillip Rutterer

Phillip Rutterer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip Rutterer**, 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 June, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY 2, 2011

Davidson County DEEDWARR
Recvd: 06/18/08 15:08 2 pgs
Fees:13.00 Taxes:505.05

20080618-0062945

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 427, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Phillip Rutterer, unmarried by Deed dated May 26, 2006 from Karen Hillebrand, unmarried, of record in Instrument No. 20060601-00064454, 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. Charter of Incorporation of Four Seasons Homeowners' Association of record in Book 6855, page 917, amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.
3. 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 Four Seasons Condominium, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5050, page 30, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 6869, page 157, consent in Book 6869, page 162, re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
8. Easement for electrical utility lines of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
9. Easement for of record in Book 5158, page 230 and Book 5158, page 852, Register's Office for Davidson County, Tennessee.
10. Agreement regarding utility service recorded in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
11. Engineering Report recorded in Book 6847, page 125, Register's Office for Davidson County, Tennessee.