291-064

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

# WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

G-RM-09-2116

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 |
|---|---|---|
| Lynwood E. Gregory, III | Franklin American Mortgage Company | |
| 2116 Hobbs Road, Unit I-1 (ADDRESS) | 501 Corporate Centre Drive, Ste. 400 (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | 131-2-A-40.00 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 ETHAN C. COLCLASURE ASHLEY N. PARRISH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNWOOD E. GREGORY, III AND WIFE, REBECCA D. GREGORY, 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 I-1, HOBBS HOUSE CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 54, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5289, PAGE 515, AMENDED IN BOOK 5292, PAGE 958, BOOK 5293, PAGE 612 AND BOOK 7802, PAGE 299, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ETHAN C. COLCLASURE AND ASHLEY N. PARRISH, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM SUSIE M. BAIRD, RECORDED ON THE 5TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071205-0140988, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4595, PAGE 74 AND PLAT BOOK 5200, PAGE 54; BY-LAWS OF RECORD IN BOOK 5289, PAGE 558, BOOK 6822, PAGE 893 AND BOOK 7824, PAGE 974; CHARTER OF RECORD IN BOOK 5296, PAGE 689; MASTER DEED OF RECORD IN BOOK 5292, PAGE 515, AMENDED IN BOOK 5292, PAGE 958, BOOK 5293, PAGE 612 AND BOOK 7802, PAGE 299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 2116 Hobbs Road, Unit I-1, Nashville, Tennessee 37215
(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.

Davidson County DEEDWARR
Recvd: 02/18/09 11:13 2 pgs
Fees:13.00 Taxes:454.73
20090218-0013658

Witness my/our hand(s) this 13th day of February, 2009.

Ethan C. Colclasure

Ashley N. Parrish

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ethan C. Colclasure and Ashley N. Parrish, 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 13th day of February, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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