PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Amy Fortner	Franklin Synergy Bank	161-110A-08800C0
412 Huntington Ridge Dr.	3301 Aspen Grove Dr.	
Nashville, TN 37211	Suite 200	
	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED THIRTY TWO THOUSAND DOLLARS ($132,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **REGAL HOMES, CO.**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **AMY FORTNER, a single person**, GRANTEES herein, Her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Revision One Huntington Ridge Townhouse Condominiums of record in Book 4675, Page 9, with revisions of record in Book 9700, Page 846, Registe's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regal Homes, Inc., by deed of record as instrument number 20090324-0026455, said Register's Office of, Davidson County, Tennessee and by affidavit of correction recorded as instrument number * Register's Office for Davidson County, Tennessee.

*20090505-0041251

This conveyance is subject to all matter appearing on the plan of record in Book 4675, Page 9, as revised in Book 9700, Page 846, said Register's Office; restrictive covenants of record in Book 4729, Page 705, and Book 4889, Page 905, said Register's Office; Bylaws of record in Book 7423, Page 762, said Register's Office; and Easements of record in Book 9732, Page 551, Book 9775, Page 308, and Book 11345, Page 59, said Register's Office.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Vovenants, Conditions, and Restrictions of record in Book 4729, Page 687, as amended in Book 4889, page 905 and Book 5394, page 243, all in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, page 682 and Book 4890, page 84, both in the Register's Office for Davidson County, Tennessee.

Deed conveying the common area or record in Book 4742, page 570, Register's Office for Davidson County, Tennessee.

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 and to the said GRANTEES, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 30 day of April, 2009.

DANIEL H. REIGLE
VICE-PRESIDENT
REGAL HOMES, CO.

BILL GARRETT, Davidson County
Trans:T20090029835 DEEDWARR
Recvd: 05/05/09 14:58 2 pgs
Fees:13.00 Taxes:488.40
20090505-0041252

State of Tennessee)
County of Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DANIEL H. REIGLE, VICE PRESIDENT, REGAL HOMES, CO.**, 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 and official seal at Ashland City, Tennessee, this the 30 day of April, 2009.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 4/1/12

State of Tennessee
County of Cheatham

The actual consideration for this transfer or value of property (whichever is greater) is $132,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Carmen Coats
AFFIANT

Sworn to and subscribed before me this the 30th day of April, 2009.

J. Brandon Miller
NOTARY PUBLIC
My Commission Expires: 11-22-10

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY