| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 28988-08-2009**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $735,000.00.<br>Affiant<br>Subscribed and sworn to before me this 29th day of September, 2009.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Claude L. Ferrell, III<br>4125 Wallace Lane<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Wells Fargo Bank<br>121 Suburban Road, 1st Floor<br>Knoxville, TN 37923-5588 | **Tax Information:**<br>Map and Parcel No.:<br>117020P00200CO |

**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, **David A. Harris, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claude L. Ferrell, III, a single person,** ("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 2323 Springdale Drive, 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 29th day of September, 2009.

David A. Harris

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David A. Harris**, 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 29th day of September, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090066575 DEEDWARR
Recvd: 09/30/09 14:05 2 pgs
Fees:13.00 Taxes:2719.50
20090930-0090835

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1B, together with the appurtenant interest in the common elements of Springdale Place Townhomes horizontal property regime with private elements established by Declaration, of record in Instrument No. 20060724-0089035, corrected in Instrument No. 20061102-0136270, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No.1, Block 2 on the Plan of A Development of Stokes Tract, Hillsboro Vicinity of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Harris, unmarried by Deed dated October 30, 2006 from Bryan P. Church and Jason Keckley of record in Instrument No. 20061102-0136271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (By-Laws) for Springdale Place Townhomes, of record in Instrument No. 20060724-0089035, corrected in Instrument No. 20061102-0136270, 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 3762, page 622, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.
6. Easement for sewer of record in Book 3529, page 58, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage, water mains and pumps and appurtenances of record in Instrument No. 20060120-0007519, Register's Office for Davidson County, Tennessee.