Prepared from information furnished by the parties

# WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 388,796.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Frank Batson Homes, Inc. | NEW OWNER | Parcel ID: |
| 120 Donelson Pike | | SEE LIST BELOW |
| Nashville, TN 37214 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Bridgewater Hermitage, LLC**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Frank Batson Homes, Inc.**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit 123-D-A & B, Unit 124-D-A & B, Unit 125-D-A & B, Unit 126-D-A & B, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Bridgewater Hermitage, LLC, by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F. E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, said Register's Office.

Map #098060B10900CO - 1160 Chickadee Circle - Hermitage, TN 37076
Map #098060B11000CO - 1158 Chickadee Circle - Hermitage, TN 37076
Map #098060B11200CO - 1156 Chickadee Circle - Hermitage, TN 37076
Map #098060B11300CO - 1154 Chickadee Circle - Hermitage, TN 37076
Map #098060B11500CO - 1152 Chickadee Circle - Hermitage, TN 37076
Map #098060B11600CO - 1150 Chickadee Circle - Hermitage, TN 37076
Map #098060B11800CO - 1148 Chickadee Circle - Hermitage, TN 37076
Map #098060B11900CO - 1146 Chickadee Circle - Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20090072792 DEEDWARR
Recvd: 10/27/09 10:23 2 pgs
Fees:13.00 Taxes:1438.55
20091027-0098894

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( X )

This is Improved ( ) property, known as See list above, Hermitage, TN 37076

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 to the said GRANTEES, 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 hand this 26th day of October, 2009.

Bridgewater Hermitage, LLC

BY: FCB Chief Manager

Frank C. Batson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged himself to be the Chief Manager of Bridgewater Hermitage, LLC, the within named bargainer, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bridgewater Hermitage, LLC, by the said Frank C. Batson, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2009.

My Commission Expires: ~~11/22/10~~ 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.