**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20100006393 DEEDWARR
Recvd: 02/02/10 10:25 2 pgs
Fees: 13.00 Taxes: 971.25

20100202-0008228

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 22, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randall W. Gott | Franklin American Mortgage Co. | Map 132-1-E |
| (NAME) 4145 Outer Drive | (NAME) 501 Corporate Centre Drive, Ste 400 | Parcel 1 CO & Parcel 3 CO |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **JOHN M. RUTLEDGE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL W. GOTT AND WIFE, DEBRA B. GOTT,** 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:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Albert Townhomes, II. A horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070613-0070754, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Exhibit attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 125 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to John M. Rutledge, married, by deed dated June 15, 2007, from Aubrey B. Harwell, Jr., Trustee, of record in Instrument #20070621-0074358, said Register's Office.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 98 - 99, said Register's Office; and (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070613-0070754, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4145 Outer Drive, Nashville, Tennessee 37204
(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 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 29th day of January, 2010.

John M. Rutledge
by J. Greg Hardeman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2009, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of John M. Rutledge and acknowledged that he executed the same as the free act and deed of John M. Rutledge..

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2010.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010