THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040351**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$213,000.00~~ Affiant Subscribed and sworn to before me, this 17th day of May, 2010. Notary Public My Commission Expires: 11/26/10

Katie Rosenthal
State Of Tennessee Notary Public
County Of Sumner

WARRANTY DEED

Address New Owner: Richard J. Redmond 5869 Woodlands Avenue Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-3B-78.00CO

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, **Ryan Rich, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard J. Redmond and wife, Cindy Kaza**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 78, THE WOODLANDS, PHASE 2, as shown on plat of record in Plat Book 6900, Page 635, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Ryan Rich, Unmarried by Warranty Deed from Peggy Campbell Steele and Howell H. Campbell, III, Co-Executors of the Estate of Edith B. Campbell, deceased, recorded on the 1st day of October, 2008 in Instrument No. 20081001-0099707, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WOODLANDS, PHASE 2, as recorded in Plat Book 6900, Page(s) 635 and Boundary Plat recorded in Plat Book 6900, Page 497.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109 and Book 7408, Page 250, as amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390 and Book 8634, Page 224, re-recorded in Book 8643, Page 675.

Charter of Woodland's Homeowners' Association recorded in Book 8454, Page 246.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495 and Book 7091, Page 428.

Easement to the State of Tennessee, recorded in Book 7917, Page 422.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7336, Page 3. Common Area appearing of record in Book 8472, Page 310.

BILL GARRETT, Davidson County
Trans:T20100030044 DEEDWARR
Recvd: 05/19/10 09:00 2 pgs
Fees:13.00 Taxes:788.10
20100519-0038519

This is improved property located at 5869 Woodlands Avenue Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 17th day of May, 2010.

Ryan Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Rich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County