BILL GARRETT, Davidson County
Trans:T20100037524 DEEDWARR
Recvd: 06/21/10 11:36 2 pgs
Fees:13.00 Taxes:333.00

20100621-0048106

This Instrument Prepared By:

Frank K. Dale
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **FUGATE LUMBER COMPANY, INC. A KENTUCKY CORPORATION,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **RACHEL E. VEST,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Unit No. E-1 of The Villager, a Condominium Apartment, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5435, (sic 5434), Page 665, and as corrected in Book 5487, Page 967, Register's Office of Davidson County, Tennessee.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as MAP 117-03-0B-064 CO.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20100621-0048105, Register's Office of Davidson County, Tennessee. See also deed recorded in Book 10904, Page 683, Register's Office of Davidson County, Tennessee.

*20100621-0048105

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; all terms, conditions, covenants, restrictions, burdens, assessments and other undertakings contained in the Master Deed and By-Laws for Villager Condominium by instrument of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, Register's Office of Davidson County, Tennessee; rules and regulations of Villager Condominium by Instrument No. 20090616-0055824, Register's

FILE #10210

Office of Davidson County, Tennessee; subject to all matters set forth on the Plan of The Villager Condominium Apartments by plat of record in Plat Book 5200, Page 201, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15th day of June, 2010.

Fugate Lumber Company, Inc. a Kentucky Corporation

BY: Norma Scott
Norma Scott, President

STATE OF KENTUCKY
COUNTY OF HOPKINS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **NORMA SCOTT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **President** of **FUGATE LUMBER COMPANY, INC.**, a corporation, the within bargainor, and who, being authorized so to do, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed by signing the name of the corporation by herself as **President**, and affixing the seal of the corporation, if such corporation has a seal.

WITNESS my hand and seal at office in Madisonville, Kentucky, this 16th day of June, 2010.

Rachel Stone
Notary Public

NOTARY PUBLIC STATE AT LARGE KY

My commission expires:
10/31/11

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$90,000.00.**

Frank K Ole
Affiant

Sworn and subscribed to before me this 16th day of June, 2010.

Jessica Hight
Notary Public

JESSICA HIGHT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires:
4.18.2011

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Same

NAME AND ADDRESS OF PROPERTY OWNERS:

Rachel E. Vest
2415 Hidden Lake Circle
Columbia, TN 38401

FILE #10210