WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/7/2011
(AFFIX SEAL)

JENNIFER JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-ER-10-21

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Farringer, III	John L. Farringer III	
21 Vaughns Gap Road, F-90 (ADDRESS)	243 Haverford Ave. (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	129-15-A-90.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HOLLY GRISSOM BUSHART, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN L. FARRINGER, III AND WIFE, MARIBETH W. FARRINGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 90, BELLE MEADE HIGHLANDS CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, AMENDED AT INSTRUMENT NO. 20080424-0042111, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HOLLY GRISSOM, UNMARRIED BY WARRANTY DEED FROM CYNTHIA TUCKER, UNMARRIED, RECORDED ON THE 7TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011107-0122519, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HOLLY GRISSOM IS NOW KNOWN AS HOLLY GRISSON BUSHART.

GRANTOR'S SPOUSE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN THE AFOREMENTIONED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE BY-LAWS OF RECORD IN BOOK 7091, PAGE 531 AND INSTRUMENT NO. 20071025-0126213; HOA CHARTER OF RECORD IN BOOK 7102, PAGE 223; MASTER DEED OF RECORD IN BOOK 7091, PAGE 302 AS AMENDED IN INSTRUMENT NO. 20080424-0042111; AND EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4816, PAGE 427 AND BOOK 4881, PAGE 710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road, F-90, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100037905 DEEDWARR
Recvd: 06/22/10 09:54 2 pgs
Fees:13.00 Taxes:377.40
20100622-0048596

Witness my/our hand(s) this 15th day of June, 2010.

Holly Grissom Bushart

Holly Grissom Bushart

Ward Bushart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly Grissom Bushart and Ward Bushart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2010.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903