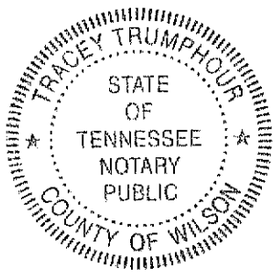
File No. 210020475

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Dorothy A. Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2010.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9. 2. 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/04/10 11:23 3 pgs
Fees:18.00 Taxes:419.95
20100804-0061306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy A. Talley	Guaranty Trust Company	
(NAME) 3001 Hamilton Church Road Townhome 519	(NAME) P.O. Box 1218	MAP/PARCEL 163040A-51900
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Prosser Properties, LLP**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Dorothy A. Talley, unmarried,** hereinafter called the grantee(s), HER 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. 519 on the Plan of Hamilton Crossings Townhomes, a Planned Unit Development, filed as Exhibit A-3 to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20040212-0016945, and amended in Instruments 20040226-0022076 and 20050310-0026734, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Prosser Properties by Deed from Shellie Wallace, Successor Trustee, of record in Instrument 20100224-0013978, dated February 27, 2010 and filed for record on February 24, 2010, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 20040212-0016945, as amended in Instrument 20040226-0022076 and Instrument 20050310-0026734, said Register's Office.

By-Laws of record in Instrument 20040212-0016946, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20030731-0108672, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church Road Townhome 519, Antioch, TN 37013
(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), HER 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), HER 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 our hands this 30th day of July, 2010.

Prosser Properties, LLP

By: _____ Partner

Marc Prosser, Partner

_____ Partner

Sheri Prosser, Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marc and Sheri Prosser with whom I am personally acquainted and who upon thier oath acknowledged themselves to be the Partners of Prosser Properties, LLP the within named bargainer, a corporation, and that, Marc and Sheri Prosser, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2010.

Commission expires: 9.2.2013

_____

Notary Public

File Number: 210020475

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

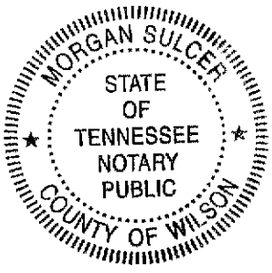
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013