THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29626-07-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $97,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2010. Notary Public STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires:

WARRANTY DEED

Address New Owner: Lynn V. Hall, Gregory Hall 3901 Whitland Avenue, Apt. 2, Unit 1 Nashville, TN 37205	**Send Tax Bills To:** CityLife Lending Group, LLC 121 Suburban Road, 1st Floor Knoxville, TN 37923-5588	**Tax Information:** Map and Parcel No.: 103 160 E 00200 CO

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, **John E. Rodgers, Jr., married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn V. Hall and husband, Gregory Hall** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3901 Whitland Avenue, Apt. 2, Unit 1, Nashville, TN 37205.

This is not now, nor has it ever been the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of August, 2010.

John E. Rodgers, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Rodgers, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County.
Trans:T20100050669 DEEDWARR
Recvd: 08/16/10 14:11 2 pgs
Fees:13.00 Taxes:358.90

20100816-0064552

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Whitland Place Condominium of record in Plat Book 5200, page 597, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Whitland Place Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 6131, page 722, said Register's Office.

Being the same property conveyed to John E. Rodgers, Sr. and John E. Rodgers, Jr., as joint tenants with the right of survivorship by deed date 03/12/96 from Mary Washington Ruty of record in Book 9979, page 932, Register's Office for Davidson County, Tennessee. The said John E. Rodgers, Sr. died on November 29, 2009.

This conveyance is made subject to:

1. State and County taxes for the year 2010, having been prorated by the parties and assumed by the Grantee. Map and Parcel No. 103 160 E 00200 CO.

2. Restrictive covenants contained in an instrument of record in Book 6350, page 824, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Charter of Incorporation of Whitland Place Homeowners Association, Inc. of record in Book 6109, page 993, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitland Place Homeowners' Association, of record in Book 6131, page 722, Register's Office for Davidson County, Tennessee.

5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

6. All matters appearing on the Plan of record as Book 5200, page 597, Register's Office for Davidson County, Tennessee.

7. Easement for sewer of record in Book 3464, page 278, Register's Office for Davidson County, Tennessee.

8. Lease by and between University of Nashville (Montgomery Bell Academy) and BVT Whitland House, Ltd. of record in Book 6051, page 518, Register's Office for Davidson County, Tennessee.