BILL GARRETT, Davidson County
Trans:T20100059040 DEEDWARR
Recvd: 09/20/10 13:42 2 pgs
Fees:13.00 Taxes:421.43
20100920-0074654

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $113,900.00

Affiant

Subscribed and Sworn to before me, this 16th day of September, 2010.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Gerald B. Sprowls 103 Highland Villa Drive Nashville TN 37211	SAME	161140B10300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ben Martin and Victoria Zecco, heirs at law of Victor Martin, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Gerald B. Sprowls,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit 103 Highland Villa Condominiums, a Horizontal Property Regime, located on Highland Villa Drive, Davidson County, TN, as shown on the plat of Highland Villa Condominiums, recorded in Plat Book 6200, page 473, said Register's Office, and described in a Master Deed recorded in Book 7278, page 312, as amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610; Book 10871, page 232; and Book 10871, page 236, said Register's Office, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums, contained in the Master Deed recorded in Book 7278, page 312; Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610 and Book 10871, page 236; Bylaws recorded in Book 7278, page 334, as amended in Book 8090, page 537; Book 8131, page 95; Book 8658, page 595; Book 9730, pages 265, 268 and 271; and Instrument No. 20021118-0142476 and 20081210-0119221; and Charter of Highland Villa Condominiums Homeowners Association of record in Book 7278, page 310, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Victor Ray Martin by deed from Leslie C. Masten of record in Instrument No. 20021209-0151111, Register's Office for Davidson County, Tennessee. The said Victor Ray Martin having since died and his heirs at law being Ben Martin and Victoria Zecco pursuant to an Affidavit of Heirship recorded simultaneously herewith.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6200, Page 473, said Register's Office.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 103 Highland Villa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16th day of September, 2010.

Ben Martin

Victoria Zecco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ben Martin and Victoria Zecco** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of September, 2010.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY