BILL GARRETT, Davidson County
Trans:T20110012410 DEEDWARR
Recvd: 03/01/11 15:53 3 pgs
Fees:18.00 Taxes:425.50
20110301-0016578

return to REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1700
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson (2)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Katie Currey
Affiant

Subscribed and sworn to before me, this 25th day of February, 2011.

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11-23-2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sarah Blair 7233 Althorp Way, S-12 Nashville, TN 37211	New Owner ~~F&M Bank~~ ~~50 Franklin Street~~ (3) ~~Clarksville, TN 37041~~	172-12-0D-414CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justine S. Gregory, n/k/a Justine Gregory Dodson, married**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Sarah Blair, an unmarried woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit S-12 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of record as Instrument No. 20050815-0096405, in the Register s Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register s Office.

Being the same property conveyed to Justine S. Gregory, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20060301-0023859, dated February 28, 2006, said Register's Office. The said Justine S. Gregory has since married and is now known as Justine Gregory Dodson.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Darren M. Dodson joins in the execution of this instrument to convey and interest he may have in the subject property as spouse of Justine Gregory Dodson.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on plan of record as Instrument No. 20050322-0031182 , and as Exhibit B2 and B5 of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 and shown as Exhibit A & B, in the Register's Office for Davidson County, Tennessee.

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office.

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, in said Register's Office.

5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in said Register's Office.

6. Stormwater Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, in said Register's Office.

7. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record as Instrument Nos. 20040310-0027422 and 20030923-0140666, in said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **7233 Althorp Way S-12 Nashville, TN 37211.**

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, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of February, 2011.

Justine Gregory Dodson

Darren M. Dodson, by Justine Gregory Dodson, Attorney-in-fact, pursuant to Power of Attorney of record in Inst. No. 20110301-0016577, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Justine Gregory Dodson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of February, 2011

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Justine Gregory Dodson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Darren M. Dodson and who acknowledged that she executed the same as the free act and deed of the said Darren M. Dodson.

Witness my hand and official seal this 25th day of February, 2011.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012