(V)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11020159

BILL GARRETT, Davidson County
Trans:T20110016383 DEEDWARR
Recvd: 03/21/11 10:15 2 pgs
Fees:13.00 Taxes:2332.85
20110321-0021752

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

The actual consideration or value, whichever is greater, for this transfer is: $630,500.00.

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 18th day of March, 2011.

Notary Public
My Commission Expires: 6/24/13

TRACEY ... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark O. Medford and Judith Medford 108 Abbottsford Nashville TN 37215	New Owner	Tax Parcel ID No. 117130B08900CO

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, **Teresa Ann McCord now known as Teresa Ann Maiser** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark O. Medford and wife, Judith Medford** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108, on the plan of PHASE ONE, ABBOTTSFORD, a Planned Unit Development, of record in Plat Book 6250, Pages 419-421 as amended in Book 6771, Page 683, and corrected by Surveyors Certificate of Correction in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Teresa Ann McCord by Warranty Deed from Lynne M. Russell, married, recorded on the 8th day of August, 2005 in Instrument No. 20050808-0093294, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419-421 and Surveyors Certificate of Correction recorded in Book 6800, Page 164.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6478, Page 177, amended in Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1 and Book 10458, Page 810 and supplemented at Instrument No. 20010502-0045152, re-recorded at Instrument No. 20010514-0049648.

Terms and provisions of by-Laws recorded in Book 8627, Page 254 and Book 9381, Page 876.

Charter of Homeowners Association recorded in Book 6543, Page 213.

Easement for Water Line, recorded in Book 1037, Page 572 and Book 1286, Page 690.

Easement for Gas Line, recorded in Book 6928, Page 934.

Storm Water Detention Agreement recorded in Book 6555, Page 328.

Reciprocal Easement Agreement recorded in Book 6478, Page 177.

Conveyance of Common Area recorded in Book 7175, Page 761.

This is improved property located at 108 Abbottsford Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of March, 2011.

Teresa Ann Maiser

Teresa Ann Maiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa Ann Maiser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014