WARRANTY DEED

G-ST-11-415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary W. Zeli	Suntrust Mortgage	
415 Huntington Ridge Drive	309 22nd Ave. North	
Nashville, TN 37211	Nashville, Tn. 37203	161-11-A-85.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILMA K THOMAS, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY W. ZELI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE 85, HUNTINGTON RIDGE TOWNHOUSES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 9, REVISED IN PLAT BOOK 9700, PAGE 846, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILMA K. THOMAS, UNMARRIED BY DEED FROM JOANNE MAYBERRY, AN UNMARRIED WOMAN, RECORDED ON THE 1ST DAY OF JUNE, 1998 IN BOOK 10954, PAGE 522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 4675, PAGE 9; RESTRICTIONS OF RECORD IN BOOK 4729, PAGE 687 AMENDED IN BOOK 4889, PAGE 905 AND BOOK 5394, PAGE 243; BY-LAWS OF RECORD IN BOOK 7423, PAGE 762; CHARTER OF RECORD IN BOOK 4499, PAGE 443, BOOK 4729, PAGE 682, BOOK 4890, PAGE 84; STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 9732, PAGE 551, BOOK 9775, PAGE 308, BOOK 11345, PAGE 59 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 415 Huntington Ridge Drive, Nashville, Tennessee 37211
(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), their 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), their 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.

BILL GARRETT, Davidson County
Trans:T20110020689 DEEDWARR
Recvd: 04/08/11 09:55 2 pgs
Fees:13.00 Taxes:370.00
20110408-0027261

Witness my/our hand(s) this 31st day of March, 2011.

Wilma K. Thomas by Allison Kerr Thomas, Attorney in Fact
Wilma K Thomas by Allison Kerr Thomas,
Attorney in Fact

Wilma K. Thomas by Randall Brooks Thomas, Attorney in Fact
Wilma K. Thomas by Randall Brooks Thomas,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2011, before me personally appeared Allison Kerr Thomas and Randall Brooks Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wilma K Thomas, unmarried of record in Instrument No. 20110408002726O , Register's Office for Davidson County, Tennessee and who acknowledged they executed the same as the free act and deed of the said Wilma K Thomas, unmarried .

Witness my hand and official seal, this the 31st day of March, 2011.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903