WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of April 2011, by and between **PATRICIA L. TRAPP, an unmarried person,** party of the first part, and Danny L. Martin and wife, Deborah D. Martin, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

UNIT A of LOT 78-D, ON THE PLAN OF BRIDGEWATER, PHASE 1, SECTION "A" VILLA UNITS, LOTS 47D THRU 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instruct 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantor, by virtue of Warranty Deed recorded in Instrument No. 20070125-0010066, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981; Declaration of Covenants, Conditions and Restrictions in Instrument Nos. 20051024-0128043, 20051122-0141076, 20061004-0122802; Surveyor's Certificate of Correction in Instrument No. 20060608-0067981; Easement in Book 1291, Page 99, Instrument No. 20050222-0019150, 20060120-0008000; Charter of Homeowners Association in Instrument No. 20060223-0021110; Open Space Maintenance Agreement in Instrument No. 20051024-0128043; Quit Claim Deed to Bridgewater Homeowners Association for Open Spaces in Instrument No. 20091110-0103837; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20110022983 DEEDWARR
Recvd: 04/19/11 10:59 3 pgs
Fees:18.00 Taxes:902.80
20110419-0030121

WITNESS the signature of the said party of the first part the day and year first above written.

Patricia L. Trapp
PATRICIA L. TRAPP

STATE OF Wisconsin

COUNTY OF Fond du Lac

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, PATRICIA L. TRAPP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 17 day of March, 2010.

KIM M. GREENE NOTARY PUBLIC STATE OF WISCONSIN

Kim M Greene
Notary Public

My commission expires:
April 13, 2014

STATE OF ~~TENNESSEE~~

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 244,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of April, ~~2010~~ 2011

Janice H. Collins
Notary Public

My commission expires:
9-8-13

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
1006 Larkwood Dr.
Hermitage, TN 37076

MAIL TAX NOTICES TO:

New owner

NAME AND ADDRESS OF PROPERTY OWNERS:

Danny & Deborah Martin
1006 Larkwood Dr.
Hermitage, TN 37076

TAX PARCEL NO.: 098060B09500 CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

~~BOX 30-3~~
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027