Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wendy K. Russo
103 Windsor Terrace Dr.
Nashville, Tennessee 37221

MORTGAGEE:
Bank of America, N.A.
1620 Gateway Blvd, Suite 101
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20110026474 DEEDWARR
Recvd: 05/04/11 13:30 3 pgs
Fees:18.00 Taxes:786.92
20110504-0034267

SEND TAX BILL TO:
Mortgagee

MAP	**143-1**
GROUP	**A**
PARCEL	**103.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Larry Hillyard Crowder, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Wendy K. Russo, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit A

Being the same property conveyed to Larry Hillyard Crowder, unmarried by deed dated from Sue McIntosh, unmarreid DATED 08/07/2003 of record in Instrument no. 20030815-0117550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **103 Windsor Terrace Dr., Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEE that he 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, GRANTOR, does further covenant and bind himself, his heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS my hand this the **28th** day of **April, 2011.**

Larry Hillyard Crowder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry Hillyard Crowder, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $212,680.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 103 OF WINDSOR TERRACE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 7150, PAGE 921, AND AMENDED IN BOOK 7436, PAGE 667, RE-RECORDED IN BOOK 7464, PAGE 297 AND FURTHER AMENDED IN BOOK 7661, PAGE 40, BOOK 7729, PAGE 206, BOOK 7980, PAGE 717, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. EXHIBIT "C" OF SAID AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 7436, PAGE 671 AND RE-RECORDED IN BOOK 7164, PAGE 301, SAID REGISTER'S OFFICE FOR & MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED