WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 05/09/11 12:09 4 pgs Fees:23.00 Taxes:499.50 **20110509-0035409**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00. Affiant Subscribed and sworn to me on April 13, 2011. NOTARY PUBLIC Comm Exp 12-10-2012

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24935SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sherry Lee Dick Dale M. Campbell 628 2nd Avenue South Nashville, TN 37210	F&M Bank 50 Franklin Street Clarksville, TN 37040	93-11-C-210.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey P. Seal, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sherry Lee Dick and Dale M. Campbell, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 21 of Rutledge House Condominiums as shown on Plat of record in Plat Book 6200, page 318, as amended in Plat Book 1170, page 26, in the Register's Office for Davidson County, Tennessee, to which reference is made for more complete and accurate description.

Being the same property conveyed to Jeffrey P. Seal by Warranty Deed from P. Maxwell Richardson of record as Instrument No. 20030728-0105101 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.

2. Subject to matters shown on Plat of record in Plat Book 6200, page 318, as amended in Plat Book 11700, page 26, in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominiums of record in Book 11687, page 739, in the Register's Office for Davidson County, Tennessee.
4. Easements to Metropolitan Government of Nashville/Davidson County of record in Book 6807, page 851, in said Register's Office.
5. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Bill No. 85-851 of record in Book 6616, page 614, in said Register's Office.
6. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Bill No. 097-754 of record in Book 10512, page 477, in said Register's Office.
7. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Bill No. 097-755 of record in Book 10512, page 464, in said Register's Office.
8. Charter of Homeowner Association of record in Book 11687, page 735, and By-Laws of record in Book 11687, page 805, in said Register's Office.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 628 2nd Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTEES, 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.

WITNESS our hands on April 13, 2011.

Jeffrey P. Seal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 13, 2011, before me personally appeared Jeffrey P. Seal to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 13, 2011.

NOTARY PUBLIC

My Commission Expires:

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).