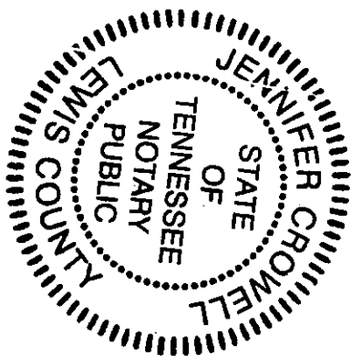
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$485,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110033961 DEEDWARR
Recvd: 06/07/11 10:04 2 pgs
Fees: 13.00 Taxes: 1794.50

20110607-0043479

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet M. Thompson	Fifth Third Mortgage Company	
(NAME)	(NAME)	
600 Clayborne Court	5001 Kingsley Dr.	**Map 131-5-C**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati , OH 45227	**Parcel 600.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert L. Scruggs, Trustee** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet M. Thompson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, a Condominium Apartment in Davidson County, Tennessee, being Unit 600 of Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 699 and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee to which reference is herby made for a more complete details of description, together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative, By-Laws, including without limitations such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Robert L. Scruggs, Trustee by deed from Kyle Chowning and wife, Kristy Chowning, filed for record July 23, 2010 in Instrument No. 20100723-0057760, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 699, said Register's Office; (c) Restrictive covenants contained in Book 6566, page 4 and Book 6674, page 583, said Register's Office; (d) Charter of record in Book 7925, page 64 and Book 8350, page 426 said Register's Office; and (e) Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **600 Clayborne Court; Nashville, TN 37215**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 1st day of June, 2011.

Robert L. Scruggs, Trustee

Robert L. Scruggs, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated June 14, 2010, for the benefit of the Land Trust Agreement , and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2011.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public