THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060643**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $10,000.00. Affiant Subscribed and sworn to before me, this22nd day of July, 2011. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110045230 DEEDWARR
Recvd: 07/26/11 13:45 2 pgs
Fees:13.00 Taxes:1147.00
20110726-0057169

WARRANTY DEED

Address New Owner: Frederick Karl Kirchner, Jr. 401 Bowling Avenue #29 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-0A-021.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betsy J. Jackson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick Karl Kirchner, Jr.**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Building Site No. 21 also designated as Unit 29 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed by Quitclaim Deed from Bill Pursell to Betsy J. Jackson as recorded on the 25th day of January, 2008 in Instrument No. 20080125-0008082 and Warranty Deed from Ruth Saunders Harms, Unmarried to Mary Lou Jackson and Bill Pursell as recorded on the 15th day of December, 2006 in Instrument No. 20061215-0154829, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHMEADE PLACE, SECTION I, as recorded in Plat Book 4860, Page(s) 44.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4941, Page 637 with By-laws attached, amended in Book 5036, Page 338, Book 5213, Page 945, Book 5408, Page 210 and Book 5733, Page 628.

Charter of Richmeade Place Homeowners Association recorded in Book 4942, Page 633.

Deed to Homeowners Association for common area recorded in Book 4947, Page 348 and Book 5035, Page 573.

This is improved property located at 401 Bowling Avenue #29 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2011.

Betsy J. Jackson by Kate Rosenthal as attorney in fact

Betsy J. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Betsy J. Jackson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of July, 2011.

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County