THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30124-06-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2011. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Frances C. Jackson 5106 Annesway Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 020 B 03000 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, **Frank C. Gorrell, III and wife, Linda P. Gorrell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances C. Jackson, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5106 Annesway Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of August, 2011.

Frank C. Gorrell, III

Linda P. Gorrell

BILL GARRETT, Davidson County
Trans:T20110051884 DEEDWARR
Recvd: 08/23/11 12:02 3 pgs
Fees:18.00 Taxes:4070.00

20110823-0065149

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank C. Gorrell, III and Linda P. Gorrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hill Place as of record in Plat Book 7900, pages 923 thru 932, amended by Surveyor's Certificates of Correction in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank C. Gorrell, III and wife, Linda P. Gorrell by deed dated 8/9/2007 from Victore Rumore and wife, Delia Rumore of record in Instrument No. 20070815-0097646, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Hill Place Homeowner's Association of record in Book 9737, page 400, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hill Place Homeowner's Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 923 thru 932, Surveyor's Certificate of Correction of record in Book 9854, page 235, Book 10058, page 112 and Book 10270, page 38, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 913, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530 and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.