1) GSRM
BX44

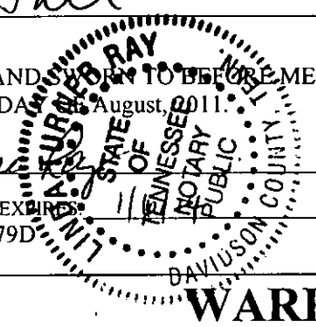
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2011.

Notary Public
MY COMMISSION EXPIRES:
File No. G11-2879D



BILL GARRETT, Davidson County
Trans:T20110053400 DEEDWARR
Recvd: 08/30/11 09:31 2 pgs
Fees:13.00 Taxes:814.00
20110830-0066952

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard E. Clark and Paula J. McDonnell (NAME)	SunTrust Mortgage, Inc. (NAME)	98-6-A-5
5174 John Hager Road (STREET ADDRESS)	401 Commerce St., Ste. 6100 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Darryl Benton and Judy Echols Benton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Clark and Paula J. McDonnell, husband and wife**, 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, being Lot No. 5 on the plan of PHASE 1, SECTION "A" BRIDGEWATER, as shown by plat of record in Instrument No. 200511040133897, and see Surveyor's Certificate of Correction in Instrument No. 200606080067981, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Darryl Benton and Judy Echols Benton, husband and wife from Frank Batson Homes, Inc, by Deed dated October 10, 2006, as Instrument No. 200610110126126, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200510240128043 and Instrument No. 200511220141076 and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200511040133897 and Surveyors Certificate of Correction in Instrument NO. 200606080067981 , Register's Office for Davidson County, Tennessee.

3. The premises herein 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; also subject to easements, rights, and interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in

the Master Deed establishing a Horizontal Property Regime of Phase 1, Section "A" Bridgewater and recorded in Instrument No. 200510240128043, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 200602230021110, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 200911100103837, Register's Office for Davidson County, Tennessee.

6. Open space maintenance agreement as recorded in Instrument NO. 200510240128043, Register's Office for Davidson County, Tennessee.

7. TVA Easement as recorded in Book 1291, page 99 and Book 1318, page 28, Register's Office for Davidson County, Tennessee.

8. Easements for sanitary sewers and or storm drainage as recorded in Instrument No. 200308270124253, Instrument No. 20050222001 4150 and Instrument No. 200101200008000, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5174 John Hager Road, Hermitage, TN 37076.

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. Whenever 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/our hand(s) this 29th day of August, 2011.

Darryl Benton. August 29, 2011
Date

Judy Echols Benton August 29, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Darryl Benton and Judy Echols Benton, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2011.

My Commission Expires: 10/23/2012

Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066