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. 30159-07-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $40,150.00. Barbara T. Miller Affiant Subscribed and sworn to before me this 15th day of September, 2011. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Barbara T. Miller 316 Lynn Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 147 070 B 02200 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, **William Bernard Wright**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara T. Miller** ("Grantee"), her 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 4958 Edmondson Pike #E22, Nashville, TN 37211

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.

This is not now, nor has it ever been the marital residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2011.

William Bernard Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 15th day of September, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20110057591 DEEDWARR
Recvd: 09/16/11 09:53 2 pgs
Fees:13.00 Taxes:148.56
20110916-0071998

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-22 on the Plan of Woodlea Place Townhouses, of record in Plat Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Bernard Wright, unmarried, by deed dated April 6, 1984, from Virginia Young Wood Priest, of record in Book 6266, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been paid.
2. Declaration of Covenants, Conditions and Restrictions for Woodlea Place of record in Book 5197, page 544, Register's Office for Davidson County, Tennessee.
3. By-Laws of Woodlea Place Homeowners Association, Inc., of record in Book 5197, page 585, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Woodlea Place Homeowners Association, Inc. of record in Book 5201, page 958, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Woodlea Place Homeowners Association, Inc. of record in Book 5201, page 651, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5050, page 101, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 4675, page 66, Register's Office for Davidson County, Tennessee.
8. Easement for utilities of record in Book 3255, page 532, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 10010, page 45, Register's Office for Davidson County, Tennessee.
10. Rules and Regulations recorded in Book 6636, page 970, Register's Office for Davidson County, Tennessee.