THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30242-09-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,750.00. Affiant Subscribed and sworn to before me this 7th day of October, 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:	**Send Tax Bills To:**	**Tax Information:**
Robert Ward Bushart, II, Nelda C. Bushart 684 Timber Lane Nashville, TN 37215	New Owner	Map and Parcel No.: 117 020 C 04300 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, **Walter Russell Trapp and wife, Gail Trickett Trapp**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Ward Bushart, II and wife, Nelda C. Bushart** ("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 684 Timber Lane, Nashville, TN 37215

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 7th day of October, 2011.

Walter Russell Trapp

Walter Russell Trapp

Gail Trickett Trapp

Gail Trickett Trapp

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Walter Russell Trapp and Gail Trickett Trapp**, 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 7th day of October, 2011.

Notary Public

My Commission Expires: 3-18-2015

Lauderdale County Alabama

NOTARY PUBLIC ALABAMA AT LARGE

BILL GARRETT, Davidson County
Trans:T20110062728 DEEDWARR
Recvd: 10/07/11 12:25 2 pgs
Fees:13.00 Taxes:853.78
20111007-0078164

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 43, together with carport designated 43-A, on the Plan of Regency Park, of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominium, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, and Book 11288, page 513, said Register's Office.

Being the same property conveyed to Walter Russell Trapp and wife, Gail Trickett Trapp, by deed dated December 10, 2008, from Susan Holloway Haynes McCoy, married, of record in Instrument No. 20081210-0119195, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of The Association of Owners of The Regency Park Condominium, of record in Book 8129, page 118, amended in Book 8500, page 717, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Association of Owners of The Regency Park Condominium, of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, and Book 11288, page 513, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.
5. Repurchase and Option Agreement in Book 3907, page 839, counterpart in Book 4208, page 151, Register's Office for Davidson County, Tennessee.