BILL GARRETT, Davidson County
Trans:T20110064069 DEEDWARR
Recvd: 10/13/11 13:43 3 pgs
Fees:18.00 Taxes:437.71
20111013-0079786

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $118,300.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2011. NOTARY PUBLIC My Commission Expires: 5-2-14 MARY FRANCES RUDD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Mark Anthony Traylor
Sarah Traylor
400 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Farmington Financial Group, LLC
1912 21st Avenue South
Nashville, TN 37212

Map-Parcel Number:
142-09-OF-400.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William A. Russell and wife, Becky D. Russell**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark Anthony Traylor and wife, Sarah Traylor**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 400 together with the carport designated as 400-C of River Plantation, Section VIII, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the of record in Book 6900, pages 514 -517 as amended in Book 6900, pages 654- 657 and corrected in Book 6900, page 397 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to William A. Russell and spouse, Becky D. Russell, by deed from Michael Roy Lord, Jr., married, of record as Instrument No. 20060504-0051869, dated April 21, 2006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes subsequent to 2011, which have been assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, pages 514-517 and amended in Plat Book 6900, pages 654-657 and corrected in Plat Book 6900, page 397, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 724, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 941, said Register's Office.

5. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 7417, page 396, Register's Office for said County.

6. Assessments, Easements and Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7389, page 724 and Book 7389, page 941, said Register's Office.

7. Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **400 General George Patton Road, Nashville, TN 37221**.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of October, 2011.

William A. Russell

Becky D. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Russell and Becky D. Russell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2011

(Seal)

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012