BILL GARRETT, Davidson County
Trans:T20110072496 DEEDWARR
Recvd: 11/16/11 13:56 2 pgs
Fees:13.00 Taxes:466.57
20111116-0089630

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11101456** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1616 Westgate Circle, Ste 202 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAM The actual consideration or value, whichever is greater, for this transfer is: $126,100.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2011. Notary Public My Commission Expires: May 18, 2014 JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane Ann Campbell 147 Nashboro Green Nashville TN 37217	New Owner	Tax Parcel ID No. 135110C04600CO

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, **Ruthie G. Perkins, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Ann Campbell, an unmarried person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 203, on the plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 20010423-0039877, revising Plat Book 9700, Page 968, and Book 11700, page 48, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Ruthie G. Perkins, an unmarried person by deed from Greenvale Construction, LLC, a Limited Liability Company of record in Instrument 200509060106677, Register's Office for Davidson County, Tennessee, dated August 15, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 581, amended in Instrument 200006270063887, Instrument 200701180007533, supplemented in Instrument 200212110152723 and consented in Instrument 200103220027767, The Greens Homeowner's Association, Inc.,, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as supplemented in Instrument 200010310108075,

Nashboro Village,, Register's Office for DavidsonCounty, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Terms and Provisions of Lease in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Anchor Easement in Book 5563, page 5, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 200103140024179, Register's Office for Davidson County, Tennessee.

License to Use Fitness Center and Swimming Pools in Instrument 200205070056329, Register's Office for Davidson County, Tennessee.
Charter for The Greens HOA in Book 11703, page 579, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas in Instrument 200010100100361, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Book 9700, page 968, amended in Book 11700, page 48, Book 4660, page 73, Book 4660, page 158 and Book 4860, page 73, revised in Book 5200, page 444, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 147 Nashboro Green Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 10th day of November, 2011.

Ruthie G. Perkins

Ruthie G. Perkins

STATE OF TENNESSEE)
COUNTY OFWILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruthie G. Perkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2011.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY