Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Residential Associates, LLC 40 Burton Hills Boulevard, Suite 230, Nashville, Tennessee 37215	Same as New Owner	**Map 94-01/Parcel 284.01** **Map 43-11/Parcel 201.00** **Map 70-09/Parcel 120.00** **Map 71-10/Parcel 118.00** **Map 72-11/Parcel 255.00** **Map 72-11/Parcel 297.00** **Map 72-11/Parcel 502.00** **Map 72-11/Parcel 296.00** **Map 71-04/Parcel 277.00** **Map 63-02/Parcel 23.00** **Map 49-16/Parcel A/1.00CO** **Map 59-11/Parcel 203.00** **Map 50-13/Parcel 34.00** **Map 53-05-A/Parcel 22.00CO**
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles R. Bullington Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004** (herein referred to as "Grantor") has bargained and sold, and hereby transfers and conveys to **Residential Associates, LLC** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tracts or parcels of land (the "Property") located in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the Property together with all of the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Any and all zoning and building regulations and restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Restrictive Covenants of record, easements of record and taxes for the year 2012, which have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein above.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120007940 DEEDWARR
Recvd: 02/02/12 08:47 5 pgs
Fees:28.00 Taxes:1868.50
20120202-0009341

EFFECTIVE as of the 31st day of January, 2012.

GRANTOR:

Charles R. Bullington, Sr., Trustee of the Bullington Revocable Trust dated 10/14/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Charles R. Bullington, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the trustee of the Bullington Revocable Trust dated 10/14/04, the within named bargainor, and that he as the trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the trustee of the Trust.

Witness my hand and official seal, this the 30 day of January, 2012.

MICHAEL G. CUNDIFF
MY COMMISSION # DD751147
EXPIRES: February 21, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co

Notary Public
Commission Expiration:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

AFFIANT MEMBER RESIDENTIAL ASSOCIATES, LLC

Subscribed and sworn to before me this 31st day of January, 2012.

NOTARY PUBLIC

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

EXHIBIT A

Tract 1: (613 South 14th Street, Nashville, Tennessee 37206) Map 94-01/Parcel 284.01

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Being Lot 23 on the Plan of Shelby Village, No. 2, of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 2: (1029 N. Dupont Avenue, Madison, Tennessee 37115) Map 43-11/Parcel 201.00

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Archwood Annex, as shown on the plat, of record in Plat Book 6200, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 3: (3104 Cliff Drive, Nashville, Tennessee 37218) Map 70-09/Parcel 120.00

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the unrecorded plan of the Curtis Lands, and described as follows:

Beginning at the northeast intersection of Cliff Drive and Goodrich Avenue, being the southwest corner of this lot, thence with the margin of Goodrich Avenue, northerly 75 feet to a point; thence easterly parallel to Cliff Drive, 75 feet to a point; thence southerly parallel to Goodrich Avenue, 75 feet to the north margin of Cliff Drive; thence with the margin of the same, westerly 75 feet to the north margin of Cliff Drive, thence with the margin of the same, westerly 75 feet to the point of beginning.

Tract 4: (1225 B Katie Avenue, Nashville, Tennessee 37207) Map 71-10/Parcel 118.00

Land in Davidson County, Tennessee, being Lot No. 80A, Zone Lot Division, Lot Nos. 78 and 80, J. B. Haynie's Cumberland Heights, of record in Plat Book 6200, Page 537, amending Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 5: (2314 Burns Street, Nashville, Tennessee 37216) Map 72-11/Parcel 255.00

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of Zone Lot Division, Lot No. 12, W. B. Myers Subdivision, of record in Plat Book 6200, Page 301, amending Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 6: (2170 Rock City Street, Nashville, Tennessee 37216) Map 72-11/Parcel 297.00

Land in Davidson County, Tennessee, being Lot No. 22A on the Plan of Zone Lot Division, Lot No. 22, W. A. and R. R. Maxey Subdivision, of record in Plat Book 6200, Page 374, amending Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 7: **(2181 Rock City Street, Nashville, Tennessee 37216) Map 72-11/Parcel 502.00**

Land in Davidson County, Tennessee, being Lot No 6B on the Plan of Zone Lot Division, Lot No. 6, W. A. and R. R. Maxey Subdivision Revision, of record in Plat Book 7900, Page 133, amending Plat Book 21, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 8: **(2168 A & B Rock City Street, Nashville, Tennessee 37216) Map 72-11/Parcel 296.00**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of W. J. Myers Subdivision Map showing Subdivision of Lot Nos. 5, 8, 9 and part of Lot No. 12 in Maxey's Addition to Brownsville, of record in Plat Book 332, Page 66, amending Plat Book 21, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 9: **(2437/2439 Paulawood Drive, Nashville, Tennessee 37207) Map 71-04/Parcel 277.00**

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Resubdivison, Part 4, Shepardwood, of record in Plat Book 5210, Page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 10: **(1518 Mohawk Trail, Madison, Tennessee 37115) Map 63-02/Parcel 23.00**

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Nawaka Hills, Powwow Addition, Section 4, of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 11: **(701 Willow Trace Drive, Nashville, Tennessee 37211) Map 49-16/Parcel A/1.00CO**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Second Revision of Willow Trace Subdivision, Phase One, of record in Plat Book 7900, Page 14, and corrected by Surveyor's Certificate of Correction, of record in Book 8020, Page 967, and by Surveyor's Second Certificate of Correction, of record in Book 8046, Page 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

An easement runs across a portion of Lot No. 1 for an encroachment of the residence on Lot No. 2, which easement is .5' in width, running parallel to and along the northerly side line of Lot No. 1 a distance of approximately 65' from the northeasterly corner of Lot No. 1.

Tract 12: **(604 Rowan Court, Nashville, Tennessee 37207) Map 59-11/Parcel 203.00**

Land in Davidson County, Tennessee, being Lot No. 527 on the Plan of Haynes Manor, Section No. 4, of record in Plat Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 13: **(2133 West Richmond Hill Drive, Nashville, Tennessee 37207) Map 50-13/Parcel 34.00**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Golden Valley Estates, Section One, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 14: **(906 Cheyenne Trace Court, Madison, Tennessee 37115) Map 53-05-A/Parcel 22.00CO**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Cheyenne Trace, of record in Plat Book 7900, page 95, 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 Charles R. Bullington, Trustee of the Bullington Trust by Deed in Lieu of Foreclosure dated February 11, 2011 from David L. Newsom, as of record in Instrument No. 20110217-0013605, and Scrivener's Affidavit in Instrument No. 20111229-0101747, Register's Office for Davidson County, Tennessee.