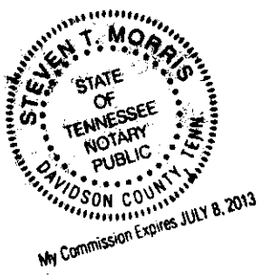
BILL GARRETT, Davidson County
Trans:T20120014192 DEEDWARR
Recvd: 02/27/12 15:11 2 pgs
Fees:13.00 Taxes:2580.75
20120227-0016893

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $697,500.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2012.

Notary Public

My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lisa B. Bruce	New Owner	
1741 Hillmont Dr.		117-15-Q-1.00CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDSAY C. ARGO, MARRRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA B. BRUCE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land located in Davidson County, Tennessee, being Unit No. A of Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for Hillmont Grove Townhomes of record in Instrument Number 20100903-0070466, in the Register' s Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 201000903-0070466, and By-Laws appended thereto as Exhibit "C", said Register' s Office, are incorporated hereby reference.

Being part of the same property conveyed to Lindsay C. Argo by deed from Stephen T. Church a/k/a Steve Church, Trustee of B2J Revocable Trust of record in Instrument Number 20100902-0069849, in the Register's Office for Davidson County, Tennessee, dated September 1, 2010.

Being part of the same property conveyed to Stephen T. Church a/k/a Steve Church and Susan O. Church, Trustees of B2J Revocable Trust by deed from William D. Walton and John Charles Walton, Jr. of record in Instrument 201005190038459, Register's Office for Davidson County, Tennessee, dated May 17, 2010. And being part of the same property conveyed to William D. Walton and John Charles Walton, Jr., as tenants in common by Quitclaim Deed from William D. Walton, Successor Trustee of the Virginia Y. Walton Revocable Living Trust dated September 14, 2005, of record in Instrument 200811240115195, Register's Office for Davidson County, Tennessee, dated November 21, 2008. Being part of the same property conveyed to Virginia Y. Walton Revocable Living Trust, as Trustee of Virginian Y, Walton Revocable Living Trust dated September 14, 2005 by deed from Virginia Y. Walton,

an individual, unmarried of record in Instrument 200509220113811, Register's Office for Davidson County, Tennessee, dated September 21, 2005, corrected by Scrivener's Affidavit in Instrument 201005180038427, Register's Office for Davidson County, Tennessee, dated May 17, 2010. And further being the same property conveyed to John C. Walton and wife Virginia Y. Walton by deed of record in Book 1644, page 273, Register's Office for Davidson County, Tennessee, dated October 27, 1948. The said John C. Walton having since died and Virginia Y. Walton is now deceased.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1741 Hillmont Dr., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2012.

Lindsay C. Argo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay C. Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2012.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public

Seth Argo, spouse of Lindsay C. Argo, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Seth Argo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Seth Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2012.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public