BILL GARRETT, Davidson County
Trans:T20120018200 DEEDWARR
Recvd: 03/13/12 08:25 2 pgs
Fees:13.00 Taxes:194.25
20120313-0021454

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $52,500.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2012.

Notary Public
My commission expires: 4/23/2014

05-1202-65486

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kim D. Crowder | Wells Fargo Bank, NA | 119-10-0A-114.00CO |
| 114 Prescott Place | 10401 Deerwood Park Blvd. | |
| Nashville TN 37211 | Jacksonville, FL 32256 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ellen N. Richard, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kim D. Crowder, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 114, Prescott Place Condominiums, a horizontal property regime, located on Prescott Place, Davidson County, Tennessee, as shown on the plat of Prescott Place Condominiums, recorded in Plat Book 6200, Page 257, as amended in Plat Book 6250, Page 537, said Register's Office, and described in a Master Deed recorded in Book 6615, Page 743, as amended in Book 6639, Page 416, and Book 6779, Page 691, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Prescott Place Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6615, Page 743, as amended in Book 6639, Page 416, and Book 6779, Page 691, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ellen N. Richard by deed from Steven C. Stratz and wife, Denise E. Stratz, dated January 5, 2006, recorded January 6, 2006 in Instrument No. 20060106-0002215, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor grantor's spouse.

1) Property is subject to all matters affecting said premises as contained in Plat Book 6200, Page 257, amended in Plat Book 6250, Page 537, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Prescott Place Condominiums, Charter of record in Book 6773, Page 168, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6615, Page 743, Book 6639, Page 416, Book 6779, Page 691, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for sewer/storm drainage to Metro Government of Nashville in Book 4365, Page 361 and Book 4366, Page 123, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 114 Prescott Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 9TH day of March, 2012.

Ellen N. Richard

Ellen N. Richard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellen N. Richard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in BRENTWOOD, TN, this 9TH day of March, 2012.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014