WARRANTY DEED

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

R-BP-12-4636

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry T. Maxwell	New owner	
4636 Villa Green	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		131-14-83
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN T. MCRAE, II, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY T. MAXWELL AND HOLLY K. MAXWELL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE VILLA GREEN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLA GREEN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20060206-0014801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, 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 VILLA GREEN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20060206-0014801, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN T. MCRAE, II BY DEED FROM KIMMY PERRYMAN CONSTRUCTION CO., INC., A TENNESSEE CORPORATION OF RECORD AT INSTRUMENT NO. 20060804-0095559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INST. NO. 20060206-0014801; INST. NO. 20060217-0019265; PLAT BOOK 2900, PAGE 107; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )

This is improved (X) property, known as 4636 Villa Green, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120021696 DEEDWARR
Recvd: 03/26/12 13:47 2 pgs
Fees:13.00 Taxes:2682.50

20120326-0025503

Witness my/our hand(s) this 23rd day of March, 2012.

John T. McRae, II, by Jack Miller as attorney in fact

John T. McRae, II, by Jack Miller as Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2012, before me personally appeared Jack Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John T. McRae, II, married and who acknowledged he/she/they executed the same as the free act and deed of the said John T. McRae, II, married.

Witness my hand and official seal, this the 23rd day of March, 2012.

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903