BILL GARRETT, Davidson County
Trans:T20120050346 DEEDWARR
Recvd: 07/09/12 14:22 2 pgs
Fees:13.00 Taxes:360.75
20120709-0060201

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2012.

Notary Public
My commission expires: 9/22/14

03-1206-37776

Address of New Owner:	Send Tax Bills to:	Tax Information
Ruth Wren Franklin 228 Cherokee Station Road Nashville TN 37209	NEW OWNER	118-02-0-C 011.00CO

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, John K. Bowman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ruth Wren Franklin, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, Unit No. A-11, as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Village South Condominiums, for placement of units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John K. Bowman by deed from Craighead Village South, LLC a Tennessee limited liability company dated May 14, 2009 recorded May 15, 2009 of record in Instrument No. 20090515-0044602, 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 801 Inverness Avenue, #A-11, Nashville, TN 37204

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 26th day of June, 2012.

John K. Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 26th day of June, 2012.

State of Tennessee at Large

My Commission expires 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY