THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30695-06-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $389,900.00. Affiant Subscribed and sworn to before me this 26th day of July, 2012. Notary Public My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

WARRANTY DEED

Address New Owner: Samantha Richter 4009 Utah Avenue Nashville, TN 37209	**Send Tax Bills To:** Crescent Mortgage Company 5901 Peachtree Dunwoody Rd N.E., Building C, Suite 250 Atlanta, GA 30346	**Tax Information:** Map and Parcel No.: 103 040 L 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stewart M. Bond, unmarried and Daniel J. Rodas, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha D. Richter, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4009 Utah Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120055358 DEEDWARR
Recvd: 07/27/12 11:36 3 pgs
Fees:18.00 Taxes:1442.63

20120727-0066394

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of July, 2012.

Stewart M. Bond

Stewart M. Bond

Daniel J. Rodas by Stewart M Bond

Daniel J. Rodas
BY: Stewart M. Bond, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stewart M. Bond,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of July, 2012.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, **Stewart M. Bond,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Daniel J. Rodas**, and is authorized by the said **Daniel J. Rodas** to execute this instrument on his behalf.

Witness my hand, at Office, this 26th day of July, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Utah Avenue Townhomes, a Horizontal Property Regime created under Tenn. Code Ann. 66-27-101 et. seq., as amended and as established by Covenants, Conditions and Restrictions of record in Instrument No. 20091125-0108519, as amended in Instrument No. 20091208-0112281, Instrument No. 20100119-0004252, Instrument No. 20100119-0004515, Instrument No. 20100928-0077207; Instrument No. 20100928-0077243, and Instrument No. 20101026-0085680, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said lot as set forth in said Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Utah Avenue Townhomes as shown on Exhibit "B" to the Covenants, Conditions and Restrictions, of record as aforementioned, said Register's Office, for a more complete indentification and description of said unit.

Being the same property conveyed to Stewart M. Bond, an unmarried man, and Daniel J. Rodas, an unmarried man, as joint tenants in common law with the right of survivorship, by deed dated October 26, 2010, from Utah Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20101028-0086490, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Utah Avenue Townhomes of record in Instrument No. 20091125-0108519, as amended in Instrument No. 20091208-0112281, Instrument No. 20100119-0004252, Instrument No. 20100119-0004515, Instrument No. 20100928-0077207, Instrument No. 20100928-0077243, and Instrument No. 20101026-0085680, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Utah Avenue Townhomes Owners Association, Inc. of record in Instrument No. 20091125-0108518, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4436, page 297, Register's Office for Davidson County, Tennessee.