RECORD AND RETURN TO:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

G#24166-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060457 DEEDWARR
Recvd: 08/14/12 13:36 3 pgs
Fees:18.00 Taxes:332.63
20120814-0072644

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$89,900.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2012.

Notary Public

My commission expires: (AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Pamela B. Mahaney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory P. Henderson	Avenue Bank	**163020C32300CO**
1382 Rural Hill Road, #323	3823 Cleghorn Avenue	
Antioch, TN 37013	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hostettler Realty, LLC, a Tennessee limited liability company, and Tate Family Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory P. Henderson, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 323 as shown on the Plan of Autumn Ridge Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (a Planned Unit Development), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument Nos. 20060419-0045063, 20061115-0141803, and 20080108-0002295, and Scrivener's Affidavit in Instrument No. 20110609-0044167, 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 Areas/Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan as set out on the Exhibit to the Third Amendment to the Master Deed of record in Instrument No. 20080108-0002295 and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Hostettler Realty, LLC, and Calvin L. Tate, each as to an undivided one-half interest (50%) as tenants in common with right of survivorship, by Special Warranty Deed dated April 13, 2012, from BancorpSouth Bank, of record in Instrument No. 20120420-0033913, Register's Office for Davidson County, Tennessee. The said Calvin L. Tate further conveyed his interest to Tate Family Partners, LLC, by Quitclaim Deed dated June 12, 2012, of record in Instrument No. 20120614-0051999, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters on the Plan as set out on the Exhibit to the Third Amendment to the Master Deed of record in Instrument No. 20080108-0002295 and Scrivener's Affidavit in Instrument No. 20110609-0044167, said Register's Office;**

2) **Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20040910-0109391, Register's Office for Davidson County, Tennessee;**

3) **Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument Nos. 20060419-0045063, 20061115-0141803, and 20080108-0002295, and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee;**

4) **Right of Way Easement to American Telephone & Telegraph Company, of record in Book 1207, Page 532, said Register's Office;**

5) **Right of Way Easement to Gulf Interstate Gas Company, of record in Book 2243, Page 635, said Register's Office;**

6) **Temporary Construction Easements set out in the Deeds to the Metropolitan Government of record in Book 9340, Page 316, and in Book 9392, Page 520, said Register's Office;**

7) **Storm Water Detention Agreements of record in Instrument Nos. 20050414-0041609 and 20070723-0087024, Register's Office for Davidson County, Tennessee;**

8) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20050509-0052192, 20050509-0052194, and 20050509-0052195, Register's Office for Davidson County, Tennessee; and,**

9) **Taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is improved property, known as: **1382 Rural Hill Road, #323, Antioch, TN 37013**.

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 and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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 its hand by its duly authorized officer this 30th day of July, 2012.

Hostettler Realty, LLC, a Tennessee limited liability company

By: _____

William R. Hostettler, Manager

Tate Family Partners, LLC, a Tennessee limited liability company

By: _____

Calvin L. Tate, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Manager** of **Hostettler Realty, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William R. Hostettler** as **Manager.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **July, 2012.**



Notary Public

My Commission Expires: 2/24/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Calvin L. Tate,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **Tate Family Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Calvin L. Tate** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **July, 2012.**



Notary Public

My Commission Expires: 2/24/13