WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20120062003 DEEDWARR
Recvd: 08/20/12 13:51 2 pgs
Fees:13.00 Taxes:554.63
20120820-0074536

State of Tennessee)
County of Williamson)

G#24236-2

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2012.

Notary Public

My commission expires: 3/18/14
(AFFIX SEAL)

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
Jack Rigsby and Geraldine Rigsby	Bancorp South Bank	**142070C00500CO**
208 Myhr Green	1301 Gunter Ave	
Nashville, TN 37221	Guntersville, AL 35976	

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

Edith J. Guthrie, unmarried

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

Jack Rigsby and wife, Geraldine Rigsby

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

BEING Unit No. 5 of Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the provisions of a Master Deed for Ashley Green, of record in Book 7184, Page 44, and Certificate of Correction and Affidavit, of record in Book 7467, Page 279, and as amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7184, Page 71, 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 and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed. Reference is hereby made to the Plan of Ashley Green Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Edith J. Guthrie by Warranty Deed dated February 23, 2001, from Howart Turner Beard, Trustee of The Estelle M. Beard Family Trust Agreement, of record in Instrument No. 20010228-0018748, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described property is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office;

2) All matters shown on the Revised Boundary Plat of Ashley Green of record in Book 6900, Page 978, Register's Office for Davidson County, Tennessee;

3) This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of

record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green Condominiums, of record in Book 7184, Page 44, and Certificate of Correction and Affidavit of record in Book 7467, Page 279, and as amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee;

4) By-Laws of Ashley Green Homeowners' Association, Inc., of record in Book 7184, Page 71, said Register's Office;

5) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, said Register's Office;

6) Perpetual Easement for Highway Purposes and Drainage Easement, of record in Book 5407, Page 643, said Register's Office;

7) Sewer Easement of record in Book 6483, Page 907, Register's Office for Davidson County, Tennessee;

8) Storm Water Detention Agreement of record in Book 6880, Page 121, said Register's Office;

9) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee; and,

10) Taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed on behalf of Edith J. Guthrie pursuant to a Power of Attorney executed by her on the 8th day of August, 2012, of record in Instrument No. 20120820007453 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 208 Myhr Green, Nashville, TN 37221.

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 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 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/our hand(s) this **16th** day of **August, 2012.**

Edith J. Guthrie

Edith J. Guthrie
By: William S. Guthrie, Jr., as her Attorney-In-Fact

By: William S. Guthrie, Jr.
as her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **William S. Guthrie, Jr.**, 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 Attorney-In-Fact for **Edith J. Guthrie**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Edith J. Guthrie** for the purpose therein contained, by signing the name of **Edith J. Guthrie** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **August, 2012.**

Notary Public

KATHY MAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-21-17