BILL GARRETT, Davidson County
Trans:T20120065294 DEEDWARR
Recvd: 08/30/12 15:23 3 pgs
Fees:18.00 Taxes:1544.75
20120830-0078630

FROM: Kim Jenkins

TO: Richard A. Green

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard A. Green 2935 Sharon Hill Circle Nashville, Tennessee 37215	(Same)	Map 117-3-K Parcel 7

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $417,500.00.

Affiant

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

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Kim Jenkins, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Richard A. Green, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit B, Gracie Park Townhomes, as shown on Exhibit "B" to the Second Amendment to the Declaration and Master Deed Establishing Gracie Park Townhomes, of record as Instrument No. 20071022-0125099 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kim Jenkins, by deed from Bruce Hardin and wife, Shannon Hardin, of record as Instrument No.

20080403-0033654, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2012 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 1424, page 115, said Register's Office.

3. Declaration and Master Deed Establishing a Planned Unit Development for The Gracie Park Townhomes, and the By-Laws appended thereto, of record as Instrument No. 20051109-0135780, said Register's Office, as amended by First Amendment of record as Instrument No. 20051130-0143882, as re-recorded as Instrument No. 20060412-0042048, said Register's Office, and further amended by Second Amendment of record as Instrument No. 20071022-0125099, said Register's Office.

4. Sanitary Sewer and/or Storm Drainage easement of record in Book 3982, page 246, said Register's Office.

This is improved property known as 2935 Sharon Hill Circle, Nashville, Tennessee 37215.

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, his heirs and assigns, forever, and GRANTOR do covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of August, 2012.

Kim Jenkins

Kim Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim Jenkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of August, 2012.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/4/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.