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. 30782-08-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $133,500.00. Affiant Subscribed and sworn to before me this 7th day of September, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Randall L. Hudson 3149 Barksdale Harbor Drive Nashville, TN 37214	**Send Tax Bills To:** CEG Mortgage a division of Peoples State Bank of Commerce 7122 Nolensville Rd. Nolensville, TN 37135	**Tax Information:** Map and Parcel No.: 062 020 A 32900 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, **Peter F. Danner and wife, Kim Danner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randall L. Hudson, 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 3149 Barksdale Harbor Drive, Nashville, TN 37214

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.

Kim Danner joins in the execution of this instrument to convey any marital interest she may have in subject property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of September, 2012.

Peter F. Danner

Kim Danner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peter F. Danner and Kim Danner**, 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 7th day of September, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120067617 DEEDWARR
Recvd: 09/10/12 10:29 2 pgs
Fees:13.00 Taxes:493.95

20120910-0081687

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 20010605-0056138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Peter F. Danner, unmarried, by deed dated December 15, 2006, from Elliott A. Lakin, unmarried, of record in Instrument No. 20070102-0000056, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for River Trace of record in Book 6851, page 370, amended in Book 6982, page 747, made applicable in Instrument No. 20011126-0128569, 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).
2. By-Laws of River Trace Homeowners Association, of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to River Trace Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of River Trace Homeowners Association of record in Book 6852, page 863, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010605-0056138, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 6250, page 995, Register's Office for Davidson County, Tennessee.
7. TVA Easement of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
8. Easement for flowage of record in Book 2022, page 83, Register's Office for Davidson County, Tennessee.
9. Easement for electric power transmission lines of record in Book 3959, page 595, Register's Office for Davidson County, Tennessee.
10. Grant and Indemnity Agreement recorded in Book 7030, page 798, Register's Office for Davidson County, Tennessee.