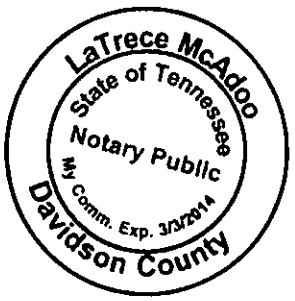
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Box 13
#6151

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita G. Hardeman	ARK-LA-~~NEW OWNER~~TEX Financial	161140B10300CO
(NAME)	(NAME)	
103 Highland Villa Drive	5160 Tennyson Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120080319 DEEDWARR
Recvd: 10/23/12 10:35 2 pgs
Fees:13.00 Taxes:481.00
20121023-0096953

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lisa Sprowls Maclay and Lori S. Hansom**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rita G. Hardeman , married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 103, as shown on the plan of Highland Villa Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 7278, Page 312 as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Gerald B. Sprowls by Deed from Ben Martin and Victoria Zecco, heirs at law of Victor Martin, deceased, dated 09/16/2010 and filed for record on 09/20/2010 in Instrument 201009200074654, Register's Office for Davidson County, Tennessee.

The said Gerald B. Sprowls died testate on 01/16/2012 devising subject property to Lisa Sprowls Maclay and Lori Suzanne Sprowls nka Hansom as evidenced by the Last Will and Testament of Gerald B. Sprowls filed in Docket No 12P446, in the Probate Court Clerk's Office for Davidson County.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6200, Page 473, said Register's Office.
Master Deed and By-Laws filed for record in Book 7278, Page 312, said Register's Office. Said Masterdeed was amended of record in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, Book 10871, Page

232,said Register's Office.
Said By-Laws were amended of record in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Page 265, Book 9730, Page 268, Book 9730, Page 271, Instrument 200211180142476, Instrument 200812100119221,said Register's Office.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, said Register's Office.
Charter of record in Book 7278, Page 310, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 103 Highland Villa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 1st day of October, 2012.

Lisa Sprowls Maclay

Lisa Sprowls Maclay

Lori S. Hansom

Lori S. Hansom

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Lisa Sprowls Maclay, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2012.

DONALD H. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/23/13

* AND Lori S. Hansom