THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12102242**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this15th day of November, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120087918 DEEDWARR
Recvd: 11/16/12 14:36 2 pgs
Fees:13.00 Taxes:1147.00
20121116-0106113

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Julie M. Wood 401 Bowling Avenue #76 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104130A06800CO

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, **Betsy Jill Jackson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie M. Wood**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 68, also designated as Unit No. 76, on the Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Plat Book 5210, Page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Lou Jackson and Betsy Jill Jackson, both unmarried, as tenants in common with right of survivorship by Warranty Deed from Nicholas P. Jordan, a single person, recorded on the 28th day of August, 2002 in Instrument No. 20020828-0104021, in the Register's Office of Davidson County, Tennessee. The said Mary Lou Jackson having since died on August 17, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHMEADE PLACE, SECTION FOUR, as recorded in Plat Book 5210, Page(s) 16.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637, with By-Laws, amended in Book 5036, Page 338, Book 5213, Page 945, Book 5408, Page 210, Book 5213, Page 945 and Book 5238, Page 385.

Charter of Richmeade Place Homeowners Association recorded in Book 4942, Page 633.

Deed to Homeowners Association for common area recorded in Book 4947, Page 348 and Book 5096, Page 682.

This is improved property located at 401 Bowling Avenue #76 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of November, 2012.

Betsy Jill Jackson by Kate Rosenthal, her attorney-in-fact

Kate Rosenthal 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, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Betsy Jill Jackson,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of November, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014