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. 30917-11-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2012. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 3, 2015

WARRANTY DEED

Address New Owner: Thomas E. Sherrill, Prudence R. Sherrill 401 Bowling Avenue, #22 Nashville, TN 37205	**Send Tax Bills To:** 5233Pine Hill Road Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 104 130 A 01800 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, **Terry F. Tomlinson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas E. Sherrill and wife, Prudence R. Sherrill** ("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 401 Bowling Avenue, #22, Nashville, TN 37205

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.

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 15th day of November, 2012.

Terry F. Tomlinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Terry F. Tomlinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans: T20120088142 DEEDWARR
Recvd: 11/19/12 10:27 2 pgs
Fees: 13.00 Taxes: 1121.10

20121119-0106335

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 18 on the Plan of Section One, Richmeade Place, of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry F. Tomlinson by deed dated June 15, 2000, from Abbe M. Marshall, an unmarried person, of record in Instrument No. 20000620-0061247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Richmeade Place, of record in Book 4941, page 637, amended in Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, and Book 5733, page 628, 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. Amended By-Laws of Richmeade Place Homeowners Association, Inc., of record in Book 5213, page 945, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Richmeade Place Homeowners Association, Inc. of record in Book 4947, page 348, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Richmeade Place Homeowners Association, Inc. of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, page 44, Register's Office for Davidson County, Tennessee.