WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078279 DEEDWARR
Recvd: 09/10/13 10:44 2 pgs
Fees:13.00 Taxes:600.88

20130910-0095426

State of Tennessee)
County of Davidson)

G#25297-2

The actual consideration or value, whichever is greater, for this transfer is **$162,400.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2013.

Notary Public

My commission expires:
(AFFIX SEAL)

JEFFREY M. GRISIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric M. Russell	SAME AS NEW OWNER	**Map 082-13-0-G Parcel 313.00CO**
303 Criddle Street #313		
Nashville, TN 37219		

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 OF WHICH IS HEREBY ACKNOWLEDGED,

Craighead Patten Properties II, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Eric M. Russell

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 313, Building B, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Craighead Patten Properties II, a Tennessee general partnership, by Warranty Deed dated July 21, 2006, from Susan T. Andrews, Trustee under the Faith Yow Adams Trust, of record in Instrument No. 20060726-0090277, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee;

2) An application to combine Parcels of record in Instrument No. 20060802-0093785, Register's Office for Davidson County, Tennessee;

3) Storm Water Detention Agreements of record in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee;

5) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Harrison Square Condominiums of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee;

6) Charter of Harrison Square Condominium Owners' Association, Inc., of record in Instrument No. 20060823-0103940, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **303 Criddle Street, #313, Nashville, TN 37219**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 its hand by its duly authorized officer this 28th day of August, 2013.

CRAIGHEAD PATTEN PROPERTIES II, a Tennessee general partnership

By: Craighead Development, LLC, a Tennessee limited liability company, its General Partner

By: Carl A. Neuhoff Jr.
Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Assistant Chief Manager of **Craighead Development, LLC**, a Tennessee limited liability company (the "LLC"), and who further acknowledged the LLC to be the General Partner of **CRAIGHEAD PATTEN PROPERTIES II**, the within named bargainor, a Tennessee general partnership, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Assistant Chief Manager, said LLC signing as General Partner.

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **August, 2013.**

My Commission Expires: May 5, 2015

Katherine Goodson
Notary Public