BILL GARRETT, Davidson County
Trans:T20130088007 DEEDWARR
Recvd: 10/11/13 10:09 3 pgs
Fees:18.00 Taxes:869.50
20131011-0106702

This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**

Address: **219 Ward Circle, Ste 5**

City, State, Zip: **Brentwood, TN, 37027**

Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ruth M. Padilla, Trustee of the Ruth M. Padilla Revocable Trust under Agreement dated August 24, 2009,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Reginald E. Palmore, III, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 325, on the Final Plat of Creekside at Brentwood, a Horizontal Property Regime, as shown by plat appearing of record in Instrument 200907300071237, and established by the Master Deed of record in Instrument 200407020079260, as amended and restated in Instrument 200502040013611, and as further amended in Instrument 200503290034131, Instrument 200508220100021 and Instrument 200706220075126, 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 Ruth M. Padilla, an unmarried woman by Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, dated 01/13/2006 and filed for record on 01/19/2006 in Instrument 200601190007128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth M. Padilla as Trustee of the Ruth M. Padilla Revocable Trust dated October 05, 2009 by Deed from Ruth M. Padilla, a single woman, dated 10/05/2009 and filed for record on 10/28/2009 in Instrument 200910280099488, Register's Office for Davidson County, Tennessee.

Map & Parcel: 161130B32500CO

This property is known as: **325 Shady Creek Lane, Nashville, TN 37122**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if anybut deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 9 day of October, 2013.

Ruth M. Padilla, Trustee of the Ruth M. Padilla
Revocable Trust under Agreement dated August 24, 2009

By: _____
Ruth M. Padilla, Trustee - Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2013, before me, personally appeared Ruth M. Padilla, Trustee of the Ruth M. Padilla Revocable Trust under Agreement dated August 24, 2009, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
1-15-14

Grantee(s) Name, Address:	Send Tax Statement To:
Reginald E. Palmore, III	Cole Taylor Bank
325 Shady Creek Lane	2350 Green Rd., Ste 100
Nashville, TN 37122	Ann Arbor, MI 48105

State of TENNESSEE
County of WILLIAMSON

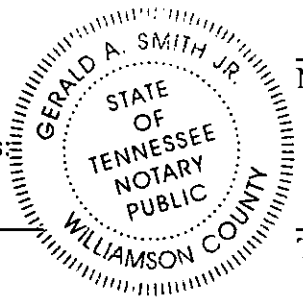
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$235,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 10 day of October, 2013.

Affiant

Type or Print Name

(Seal)



Notary Public

My commission expires:

1-15-14

Type or Print Name