WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $92,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JANUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7287 FRANK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Integrus Realty, LLC	New Owner	133140A06800CO
625 Baker Bridge Ave Ste 105-32		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, **MANSON TAYLOR CLEMENT AND WIFE MARY A. CLEMENT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTEGRUS REALTY, LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 E-10 of The Village at Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Manson Taylor Clement and wife, Mary A. Clement by Warranty Deed from Veo Manson Clement and wife, Marcia S. Clement, recorded on the 14th day of March, 2008 in Instrument No. 20080314-0025899, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGE OF GRASSMERE FORMERLY OAKCREST CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 413, but 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(c).

d. Charter of Oakcrest Condominium Association, Inc. recorded in Book 5860, Page 930.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE VILLAGE OF GRASSMERE FORMERLY OAKCREST CONDOMINIUMS of record in Book 5884, Page 960, as amended and restated by instrument(s) of record in Book 9559, Page 939, Book 9559, Page 939 and Instrument Nos. 20041102-0131823 and 20060630-0078687, and further amended at Instrument No. 20070301-0025595; also subject to easements, rights and interests 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.

f. Assignment of Lessor's Interest in Lease recorded at Instrument No. 20061024-0131560 and Subordination, Nondisturbance and Attornment Agreement recorded at Instrument Nos. 20061024-0131561, 20000517-0049769, Assignment and Memorandum of Successor Lease recorded at Instrument No. 20071025-0126250, Book 11578, Page 203, corrected at Instrument No. 20001026-0106147.

This is improved property known as 420 Elysian Fields Road Apt E10, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20150006720 DEEDWARR
Recvd: 01/28/15 08:37 2 pgs
Fees:13.00 Taxes:340.40

20150128-0007886

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 our hand on the 26th day of January, 2015.

Manson Taylor Clement

Mary A. Clement

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MANSON TAYLOR CLEMENT AND MARY A. CLEMENT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of January, 2015.

Notary Public

My Commission Expires: _____

