WARRANTY DEED

G-URE-07-7470

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Herrera	Synovus Mortgage Corporation (NAME)	
7470 Charlotte Pike #111 (ADDRESS)	2204 Lakeshore Drive, Suite 325 (ADDRESS)	114-110-A-11.00 CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA COLLINS,A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTOR HERRERA, ~~MARRIED~~ *unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 111 OF WEST HILLS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN INSTRUMENT NO. 20001212-0122257, AS SUPPLEMENTED AND AMENDED IN INSTRUMENT NO. 20020125-0010757 AND IN INSTRUMENT NO. 20020125-0010758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 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 PLAT OF WEST HILLS CONDOMINIUMS, AS OF RECORD IN INSTRUMENT NO. 20021212-0122257, AS SUPPLEMENTED AND AMENDED IN INSTRUMENT NO. 20020125-0010757 AND IN INSTRUMENT NO. 20020125-0010758, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO REBECCA COLLINS, A SINGLE WOMAN BY WARRANTY DEED FROM KARL E. HAURY, JR., MARRIED, RECORDED ON THE 2ND DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021002-0120397, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7470 Charlotte Pike #111, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 my/our hand(s) this 1st day of February, 2007.

Rebecca Collins

Davidson County DEEDWARR
Recvd: 02/06/07 15:07 2 pgs
Fees:13.00 Taxes:549.45

20070206-0015703

STATE OF ~~Tennessee~~ Illinois
COUNTY OF ~~Davidson~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2007.

Alison J. Sagami
Notary Public

My ~~Commission Expires~~

(SEAL)

OFFICIAL SEAL
ALISON J. SAGAMI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-16-09

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903