WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-KW-08-15

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(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
Rebecca R. Rollins	New Owner (NAME)	
15 Redbud Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		131-1-B-135 CO
(CITY) (STATE) (ZIP)	(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 ANDREW HUGHES HALLETT AND CLAUDIA HUGHES HALLETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA R. ROLLINS, AN UNMARRIED WOMAN, 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 LOT 15, REDBUD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 137, AMENDED IN BOOK 4910, PAGE 872, BOOK 4937, PAGE 346, BOOK 4953, PAGE 846 AND BOOK 5003, PAGE 925, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW HUGHES HALLETT AND WIFE, CLAUDIA HUGHES HALLETT BY WARRANTY DEED FROM ALAN WILLIAM WHITELAW, UNMARRIED, AND SHONA MARY WHITELAW, UNMARRIED, RECORDED ON THE 22ND DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040322-0032161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT OF REDBUD, AS RECORDED IN PLAT BOOK 4675, PAGE(S) 137, AMENDED IN BOOK 4910, PAGE 872, BOOK 4937, PAGE 346, BOOK 4953, PAGE 846 AND BOOK 5003, PAGE 925; BOOK 4845, PAGE 935; BOOK 4852, PAGE 607; BOOK 4861, PAGE 613, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 15 Redbud Drive, Nashville, Tennessee 37215
(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.

Davidson County DEEDWARR
Recvd: 06/04/08 14:56 2 pgs
Fees:13.00 Taxes:1905.50
20080604-0057391

Witness my/our hand(s) this 29th day of May, 2008.

Andrew Hughes Hallett

Claudia Hughes Hallett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Hughes Hallett and Claudia Hughes Hallett, 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 29th day of May, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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