WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090029231 DEEDWARR
Recvd: 05/04/09 12:36 2 pgs
Fees: 13.00 Taxes: 617.90

20090504-0040433

G-VRE-09-2025

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Elizabeth A. Hosea	BAC Home Loans Servicing (NAME)	
2025 Woodmont Blvd. #326 (ADDRESS)	P.O. Box 10219. (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0219 (CITY) (STATE) (ZIP)	117-11-J-326.00CO

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, I/we RICHARD A. BLACK AND SPOUSE, PATRICIA A. BLACK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH A. HOSEA, 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:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 326 OF HILLMONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON EXHIBIT "C" TO THE MASTER DEED OF RECORD IN DOC. NO. 20040209-0015685 AND RECORDED IN DOC. NO. 20040212-0017074 AMENDED IN DOC. NO. 20050404-0036415 AND DOC. NO. 20050512-0053861, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE A. BLACK, RICHARD A. BLACK AND PATRICIA A. BLACK BY GENERAL WARRANTY DEED FROM BAYLOR BONE SWINDELL, FORMERLY KNOWN AS BAYLOR M. BONE, DATED NOV. 14, 2005 AND RECORDED ON NOV. 18, 2005 OF RECORD IN DOC. NO. 20051118-0139878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED OF RECORD IN DOC. NO. 20071213-0143476, DATED OCT. 1, 2007 AND RECORDED ON DEC. 13, 2007, SUBJECT PROPERTY WAS CONVEYED TO RICHARD A. BLACK AND PATRICIA BLACK.

DESCRIPTION REFERENCE: DESCRIBED FROM INFORMATION CONTAINED IN RECORDED CONDOMINIUM DOCUMENTS.

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2009, AND SUBSEQUENT YEARS; THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD SHOWN AS EXHIBIT "C" TO THE MASTER DEED IN DOC. NO. 20040209-0015685, RECORDED IN DOC. NO. 20040212-0017074 AMENDED IN DOC. NO. 20050404-0036415 AND DOC. NO. 20050512-0053861; SAID REGISTER'S OFFICE, WHICH PLAN SHOWS MINIMUM BUILDING SET BACK LINES AND EASEMENTS AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.: THE PROVISIONS OF THE CONDOMINIUM MASTER DEED OF RECORD IN DOC. NO. 20040209-0015685, RECORDED IN DOC. NO. 20040212-0017074 AMENDED IN DOC. NO. 20050404-0036415 AND DOC. NO. 20050512-0053861, SAID REGISTER'S OFFICE, WHICH SUBMITS SAID PROPERTY TO A HORIZONTAL PROPERTY REGIME PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AND SETS FORTH RESTRICTIONS, ASSESSMENTS, LIENS AND OTHER MATTERS.

unimproved ( )

This is improved (X) property, known as 2025 Woodmont Blvd. #326, 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.

Witness my/our hand(s) this ~~30th~~ 29th day of April, 2009.

Richard A. Black

Patricia A. Black

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Black and Patricia A. Black, 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 ~~30th~~ 29th day of April, 2009.

Notary Public

My Commission Expires: 3/31/2010

(SEAL)

ANNE G. PICCIANO
NOTARY PUBLIC
ID-7047460
My Commission Expires
March 31, 2010
COMMONWEALTH OF VIRGINIA

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