WARRANTY DEED

`B-SR-09-2821

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

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

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
KRISTIN HESS	TOWER MORTGAGE	
2821 HAZELWOOD DRIVE (ADDRESS)	(NAME) 5880 Cleveland Ave. (ADDRESS)	
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	Columbus, OH 43231 (CITY) (STATE) (ZIP)	117040B00500CO

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 WARREN BAINBRIDGE AND WIFE, CANDI ELKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTIN HESS, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 1,2,3 AND 4 OF REVISED HAZELWOOD HEATH SUBDIVISION, OF RECORD IN PLAT BOOK 6200 PAGE 143, AND ALSO KNOWN AS UNIT 5 AS SHOWN ON PLAT OF RECORD AS EXHIBIT A OF MASTER DEED IN BOOK 6406 PAGE 287, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING HAZELWOOD HEATH CONDOMINIUMS OF RECORD IN BOOK 6406 PAGE 287, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST 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 BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT A TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO WARREN BAINBRIDGE AND WIFE, CANDI ELKINS BY DEED FROM BRIAN E. PHELPS AND WIFE, IRENE PHELPS OF RECORD IN INSTRUMENT 200808140083662 ON 08/12/2008 AND FILED FOR RECORD ON 08/14/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 6200, PAGE 143; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN MASTER DEED OF RECORD IN BOOK 6406, PAGE 287, 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 2821 HAZELWOOD DRIVE, NASHVILLE, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20090036853 DEEDWARR
Recvd: 06/03/09 14:40 2 pgs
Fees:13.00 Taxes:814.00
20090603-0051345

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

WARREN BAINBRIDGE

CANDI ELKINS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WARREN BAINBRIDGE and CANDI ELKINS, 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, 2009.

Notary Public

My Commission Expires: 1/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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