G-22499-4
Box 14-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100017916 DEEDWARR
Recvd: 03/29/10 08:35 2 pgs
Fees: 13.00 Taxes: 1115.55

20100329-0022890

R-VRE-10-1312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/7/2011
(AFFIX SEAL)

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Reed Dudley | SA Mortgage Services, LLC | |
| 1312 Forest Avenue | (NAME) P.O. Box 650070 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Dallas, TX 75265-0070 | Part of 83-9-106.00 |
| (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, I/we EC PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHANDRA Y. OSBORN AND MATTHEW REED DUDLEY, WIFE AND HUSBAND, 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 A ON THE PLAN OF YELLOW HOUSE TOWN HOMES AS SHOWN ON EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100318-0020590, 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 BY QUIT CLAIM DEED FROM STEVE CHAISSON TO EC PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 7TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080407-0035135 AND WARRANTY DEED FROM PATRICIA MAYNARD SLOAN, A SINGLE WOMAN TO STEVE CHAISSON AS RECORDED ON THE 17TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051017-0124676, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 74; INST. NO. 20100318-0020590; INST. NO. 20100318-0020589; INST. NO. 20100318-0020591; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1312 Forest Avenue, Nashville, Tennessee 37206
(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 25th day of March, 2010.

EC Partners, LLC, a Tennessee limited liability company

BY: Jan Thomas, Agent
Jan Thomas, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of March, 2010, before me personally appeared Jan Thomas, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of EC Partners, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of March, 2010.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

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