WARRANTY DEED

R-VRES-10-1047

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Sarah Rebecca Wade
Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 6, 2013

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Rebecca Wade	Fifth Third Mortgage Company	
2626 Avery Park Drive	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Cincinnati, OH 45263	128-12-C 93.00 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 NICOLE L. DIAMOND AND NICHOLAS DIAMOND, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH REBECCA WADE , 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 UNIT 1047, WOODBURY TOWNHOMES, PHASE 1, AS SHOWN IN EXHIBIT E OF INSTRUMENT NO. 20060310-0028278, 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 NICOLE L. DIAMOND AND NICHOLAS DIAMOND, WIFE AND HUSBAND BY SPECIAL WARRANTY DEED FROM MARQUIS HOMES, LLC., A TENNESSEE CORPORATION, RECORDED ON THE 26TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070126-0011214, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20060310-0028278; INST. NO. 20050216-0017693; INST. NO. 20060310-0028278; INST. NO. 20080201-0010772; INST. NO. 20060310-0028278; INST. NO. 20060310-0028278; BOOK 5074, PAGE 856; BOOK 5074, PAGE 945; BOOK 8083, PAGE 534; BOOK 8083, PAGE 541; BOOK 8083, PAGE 547; INST. NO. 20050118-0005578; INST. NO. 20061023-0017693; SAID REGISTER'S OFFICE; AND C) ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1047 Woodbury Falls Drive, Nashville, Tennessee 37221
(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: T20100029874 DEEDWARR
Recvd: 05/18/10 12:58 2 pgs
Fees: 13.00 Taxes: 677.10

20100518-0038292

Witness my/our hand(s) this 14th day of May, 2010.

Nicole L. Diamond

Nicholas Diamond

STATE OF Tennessee
COUNTY OF Davidson

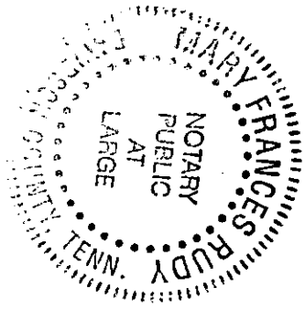
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole L. Diamond and Nicholas Diamond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 14th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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