WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/04/2013

(AFFIX SEAL)

B-JS-10-2817

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
CATHY BROOKS-FINCHER	next owner	
2817 HAZELWOOD DRIVE	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		117040B00700CO
(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 WANDA B. GLASS AND HUSBAND, ELMER GLASS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHY BROOKS-FINCHER , A MARRIED 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 NO. 7, AS SHOWN ON THE PLAN OF HAZELWOOD HEATH CONDOMINIUMS, FILED AS EXHIBIT "A" TO, AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6406, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WANDA B. GLASS AND HUSBAND, ELMER GLASS BY DEED FROM DAN FERGUSON AND WIFE, ALICE LEE FERGUSON OF RECORD IN BOOK 9981, PAGE 292 ON 03/11/1996 AND FILED FOR RECORD ON 03/18/1996, 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; MASTER DEED AND BY-LAWS FOR HAZELWOOD HEATH CONDOMINIUMS FILED FOR RECORD IN BOOK 6406, PAGE 287; DEED OF CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY FOR A WATER MAIN, AS SHOWN OF RECORD IN BOOK 6631, PAGE 135, 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 2817 HAZELWOOD DR, 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: T20100033424 DEEDWARR
Recvd: 06/02/10 15:38 2 pgs
Fees: 13.00 Taxes: 795.50

20100602-0042616

Witness my/our hand(s) this 24th day of May, 2010.

WANDA B. GLASS

ELMER GLASS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA B. GLASS and ELMER GLASS, 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: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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