RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20100039630 DEEDWARR Recvd: 06/29/10 14:01 2 pgs Fees:13.00 Taxes:765.90 20100629-0050781

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009912

MAP - PARCEL NO: 105-14A-01200CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
BECKY QUINN	SAME	N/A
2425 LONG STREET		
BEAUMONT, TX 77702		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **AMY T. LOFTUS, unmarried**, have bargained and sold and by these presents do transfer and convey unto **BECKY QUINN**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 837 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described is a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C"to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Amy T. Loftus, unmarried, by warranty deed from Craighead Patton Properties II, a Tennessee general partnership, of record in Instrument No. 20050517-0055158, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2010 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 4675, page 58, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants and By-Laws of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee.

4. Easements of record in Instrument Nos. 20040910-0109386 and 20040910-019387, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 24th day of June, 2010.

Amy T. Loftus
AMY T. LOFTUS

By: Dorothy Fleming
DOROTHY FLEMING, Atty-in-Fact, of record in Instrument No 20100629-0050180 Register's Office for DavidsonCounty, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 24th day of June, 2010, before me personally appeared **DOROTHY FLEMING,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of **AMY T. LOFTUS,** and who acknowledged that she executed the same as the free act and deed of **AMY T. LOFTUS.**

WITNESS my hand and seal, at office, on this 24th day of June, 2010.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$207,000.00.**

Becky Quinn
Affiant

SWORN TO and subscribed before me on this 24th day of June, 2010.

My Commission Expires:
7-24-10

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY