# WARRANTY DEED

R-VRES-10-2120-12

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,750.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES ON 2-4-10

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 |
|---|---|---|
| Robin Jocius | Regions Bank d/b/a Regions Mortgage | 104 11 0X 007.00 |
| 2120 Fairfax Avenue #7 (ADDRESS) | (NAME) 2050 Parkway Office Circle (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Birmingham, AL 35244 (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 JOHN HADLEY AND WIFE, MELANIE HADLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN SIMONSON AND ROBIN JOCIUS, HUSBAND AND WIFE, 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 7, 2120 CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20081118-0113738, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN HADLEY AND WIFE, MELANIE HADLEY BY WARRANTY DEED FROM TANDY W. WILSON, III, TANDY W. WILSON, IV AND WIFE, CONNIE MORRISON WILSON, RONALD NOLAN SHERRILL, BEING ONE AND THE SAME AS RONALD NOLEN SHERRILL, AND WIFE, ELEANOR WILSON SHERRILL, JEFFREY DOTY WILSON AND STEVEN EARL WILSON, RECORDED ON THE 18TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080418-0039886, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 161, PAGE 160; INSTRUMENT NO. 20081126-0115782; INSTRUMENT NO. 20081118-0113738; INSTRUMENT NO. 20080416-0038386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 2120 Fairfax Avenue #7, 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:T20100040580 DEEDWARR
Recvd: 07/02/10 08:13 2 pgs
Fees:13.00 Taxes:468.98
20100702-0051865

Witness my/our hand(s) this 22nd day of June, 2010.

John Hadley

Melanie Hadley by John Hadley, attorney-in-fact

atty in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Hadley, 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 22nd day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of June, 2010, before me personally appeared John Hadley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melanie Hadley and who acknowledged he/she/they executed the same as the free act and deed of the said Melanie Hadley.

Witness my hand and official seal, this the 22nd day of June, 2010.

Notary Public

My Commission Expires:

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Limited Power of Attorney for Melanie Hadley appointing John Hadley to execute documents on her behalf is recorded in Instrument No. 20080418-0039885, Register's Office for Davidson County, Tennessee.

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