STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Subscribed and sworn to before me, this 10th day of June, 2010.

My Commission Expires: 5-8-12

Affiant

Notary Public

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY + RETURN TO
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214
2419

NAME AND ADDRESS OF NEW OWNER:	MAP/PARCEL NUMBERS:
M. JONATHON LOFFI 523 LANDON DRIVE NASHVILLE, TN 37220	147-03-0-B-119-CO 147-03-0-B-125-CO 147-03-0-B-127-CO 147-03-0-B-132-CO 147-03-0-B-136-CO 147-03-0-B-137CO 147-03-0-B-143-CO 147-03-0-B-144-CO 147-03-0-B-147-CO 147-03-0-B-100-CO
SEND TAX BILLS TO: M. JONATHON LOFFI 523 LANDON DRIVE NASHVILLE, TN 37220	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RONNDALE G. COTTON and CATHY DIANE MOSES,

BILL GARRETT, Davidson County
Trans:T20100040925 DEEDWARR
Recvd: 07/02/10 14:43 3 pgs
Fees:18.00 Taxes:962.00
20100702-0052301

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

M JONATHON LOFFI, UNMARRIED

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tracts of land in Davidson County, Tennessee being further described as follows:

Land in Davidson County, Tennessee, being Unit Numbers A-1, A-7, B-10, A-14, A-20, A-29, B-1, B-7, B-18 and B-19, on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, and amended in Book 7044, page 209, Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Ronndale G. Cotton and Cathy Diane Moses by Special Warranty Deed from D. Steve. Damesworth, dated June 30, 2006, of record in Instrument No. 20060706-0081239, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2010, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) HOA CHARTER OF RECORD IN BOOK 6576, PAGE 69; (C) MASTER DEED OF RECORD IN BOOK 6594, PAGE 502, AND AMENDED IN BOOK 7044, PAGE 209; (D) EASEMENT OF RECORD IN BOOK 6695, PAGE 22; (E) RIGHT OF WAY EASEMENT OF RECORD IN BOOK 4435, PAGE 29; (F) TERMS AND PROVISIONS OF BY-LAWS OF SOUTHERN HILLS CONDOMINIUMS, OF RECORD IN BOOK 6594, PAGE 547, SAID REGISTER'S OFFICE AND (G) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 370 WALLACE ROAD, UNITS A-1, A-7, B-10, A-14, A-20, A-29, B-1, B-7, B-18 AND B-19, NASHVILLE, TN 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES, 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 HAND THIS 9th DAY OF JUNE, 2010.

Ronndale G. Cotton
RONNDALE G. COTTON

Cathy Diane Moses
CATHY DIANE MOSES

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SOLANO

On this 9th **day of June, 2010, before me,** LINDA D. Biber, Notary Public **, personally appeared Ronndale G. Cotton and Cathy Diane Moses, who proved to be on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument, and who acknowledged the execution of the same to be their free act and deed.**

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

My Commission Expires: July 27, 2012 **WITNESS my hand and official seal.**

Linda D. Biber
Notary Public

LINDA D. BIBER
Commission # 1805962
Notary Public - California
Solano County
My Comm. Expires Jul 27, 2012

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WARRANTY DEED

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