BILL GARRETT, Davidson County
Trans:T20110000428 DEEDWARR
Recvd: 01/03/11 15:05 2 pgs
Fees:13.00 Taxes:407.00
20110103-0000597

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Adrienne M Roll
Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2010.

Notary Public

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission Expires JULY 3, 2012

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-KW-10-239-501

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
Adrienne M. Roll	SWBC Mortgage Corporation	
239 5th Avenue North, #501	(NAME) 5055 Maryland Way, Suite 200	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Brentwood, TN 37027	93-6-1-B-501.00 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 MOSES MAXEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADRIENNE M. ROLL , MARRIED, 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 K501, THE KRESS LOFTS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050429-0048067, AMENDED AT INSTRUMENT NOS. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, CORRECTED AT INSTRUMENT NOS. 20080118-0006035 AND 20080331-0032083, 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 THE SAME PROPERTY CONVEYED TO MOSES MAXEN, AN UNMARRIED MAN BY WARRANTY DEED FROM ALONDA B. WOOD AND BRENT D. LAUTENSCHLEGAR, WIFE AND HUSBAND, RECORDED ON THE 23RD DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070123-0009174, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 7423, PAGE 374; BOOK 9208, PAGE 613; BOOK 10512, PAGE 464; INSTRUMENT 20020626-0076795; INSTRUMENT 20050124-0008719; INSTRUMENT NO. 20050429-0048067; INSTRUMENT NOS. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 AND 20080331-0032083; INSTRUMENT NO. 20051128-0142924; INSTRUMENT NOS. 20050429-0048064 AND 20050429-0048066; SAID REGISTER'S OFFICE; AND C) LOCATED WITHIN THE CAPITOL MALL REDEVELOPMENT PLAN ADOPTED PURSUANT TO ORDINANCE NO. 77-716, AS AMENDED BY ORDINANCE NOS. O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL2002-1033, BL2004-424 AND BL20050124-0008719 OF THE METROPOLITAN COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 239 5th Avenue North, #501, Nashville, Tennessee 37219
(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.

Witness my/our hand(s) this 29th day of December, 2010.

Moses Maxen by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of December, 2010, before me personally appeared JOHN GLEAVES 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 Moses Maxen, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Moses Maxen, unmarried.

Witness my hand and official seal, this the 29th day of December, 2010.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

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