BILL GARRETT, Davidson County
Trans:T20110003820 DEEDWARR
Recvd: 01/19/11 13:50 3 pgs
Fees:18.00 Taxes:558.70
20110119-0005237

WARRANTY DEED

R-VRES-10-5025-11

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC 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
K. Amanda Gaines	Round Point Mortgage Company	
5025 Hillsboro Pike, Unit 11G (ADDRESS)	5032 Parkway Plaza Blvd (NAME) (ADDRESS)	131-01-0D-075.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	131-1-D-75.00 CO

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 KENDALL M. IBARRA F/K/A KENDALL M. HILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA GAINES, A Single 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: K.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 75, APARTMENT 11G, GEORGETOWN CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 4 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5211, PAGE 325, AS AMENDED IN BOOK 5616, PAGE 133 AND BOOK 6079, PAGE 516, 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 KENDALL M. HILL, UNMARRIED BY WARRANTY DEED FROM RAY WHITLEDGE, UNMARRIED, RECORDED ON THE 1ST DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021001-0118991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KENDALL M. HILL HAVING SINCE MARRIED AND IS NOW KNOWN AS KENDALL M. IBARRA. KENDALL M. IBARRA AND HUSBAND FRANCISCO J. IBARRA HAVE NEVER USED THE DESCRIBED PROPERTY AS THEIR PRINCIPAL MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 4; CHARTER OF THE HOA OF RECORD IN BOOK 5233, PAGE 459; MASTER DEED OF RECORD IN BOOK 5211, PAGE 325 AMENDED IN BOOK 5616, PAGE 133 AND BOOK 6079, PAGE 516, PAGE 133 AND BOOK 6079, PAGE 516; EASEMENTS OF RECORD IN BOOK 4308, PAGE 575, BOOK 4308, PAGE 650, BOOK 7873, PAGE 859 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike #11G, Nashville, Tennessee 37215
(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 31st day of December, 2010.

Kendall M. Ibarra

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kendall M. Ibarra, 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 31st day of December, 2010.

Notary Public

My Commission Expires: 5/31/2013

(SEAL)

JACQUITA ANN YU
COMM. #1851728
Notary Public-California
San Bernardino County
Comm. Expires May 31, 2013

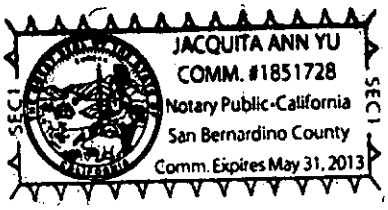
RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

SEE ATTACHED JURAT.

California Jurat **2008 Code Section 8202 Compliant**

State of California
County of SAN BERNARDINO

Subscribed and sworn to (or affirmed) before me on this 02 day of January, 2011,
by Kendall Michelle Ibarra, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.



Seal _____

Signature _____

OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: December 31, 2010 Number of Pages: ONE

Signer(s) if Different Than Above: SAME AS ABOVE.

Other Information: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s): _____

☐ Individual
☐ Corporate Officer

_____
(Title(s))

☐ Partner
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian/Conservator
☐ Other: _____

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies): SELF

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