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BILL GARRETT, Davidson County
Trans:T20110019652 DEEDWARR
Recvd: 04/04/11 15:30 2 pgs
Fees:13.00 Taxes:943.50
20110404-0025856

Realty Title

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2011.

Notary Public

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)

P-LFL-11-3000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Beauchamp	CITYLIFE LENDING GROUP, LLC	
3000 Vanderbilt Place, Unit 425 (ADDRESS)	(NAME) 12854 KENAN DR., 2ND FLOOR (ADDRESS)	
Nashville, TN 37212-0254 (CITY) (STATE) (ZIP)	JACKSONVILLE, FL 32258 (CITY) (STATE) (ZIP)	104024B42500CO

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 PETER PUPEL AND WIFE, MARCIA K. PUPEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL BEAUCHAMP , UNMARRIED, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 425 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to PETER PUPEL AND WIFE, MARCIA K. PUPEL by Deed from BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, dated 12/24/2007 and filed for record on 01/07/2008 in Instrument 200801070001562, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 200608010093560, Instrument No. 200406150070569; Instrument No. 200506030062976, Instrument No. 200501050001970; Instrument No. 200705030053313; Instrument No. 200706290077729; Instrument No. 200810160104201; Instrument No. 201011300095113, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3000 VANDERBILT PLACE, NASHVILLE, Tennessee 37212-0254
(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 March, 2011.

Peter Pupel

Marcia K. Pupel

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of March, 2011, before me personally appeared Peter Pupel and wife, Marcia K. Pupel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2011.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959