WARRANTY DEED

R-VRES-11-110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2011.

Notary Public

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Amanda Gayle Mays	PrimeLending, A PlainsCapital Company	
110 Bellevue Road, Unit 16 (ADDRESS)	(NAME) 18111 Preston Rd., Ste. 900 (ADDRESS)	
Nashville, TN 37221	Dallas, TX 75252	142-15-A-16.00 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 PATRICIA MARY BRASFIELD, UNMARRIED AND MARY DOMBROWSKI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA GAYLE MAYS , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 16, BELLEVUE MANOR CONDOMINIUMS, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 231, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5520, PAGE 203, AMENDED AT INSTRUMENT NO. 20081217-0120696, 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 PATRICIA MARY BRASFIELD, UNMARRIED AND MARY DOMBROWSKI, MARRIED BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, RECORDED ON THE 22ND DAY OF FEBRUARY, 1995 IN BOOK 9600, PAGE 974, 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 IN PLAT BOOK 5200, PAGE 531; MASTER DEED OF RECORD IN BOOK 5520, PAGE 203, AS AMENDED IN INSTRUMENT NO. 20081217-0120696; BY-LAWS OF RECORD IN INSTRUMENT NO. 20081217-0120696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY OR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 110 Bellevue Road, Unit 16, Nashville, Tennessee 37221
(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: T20110030899 DEEDWARR
Recvd: 05/24/11 14:21 2 pgs
Fees: 13.00 Taxes: 314.50

20110524-0039769

Witness my/our hand(s) this 16th day of May, 2011.

Patricia Mary Brasfield

Mary Dombrowski by Patricia Brasfield Attorney in fact

Mary Dombrowski by Patricia M. Brasfield, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Mary Brasfield, 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 16th day of May, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of May, 2011, before me personally appeared Patricia M. Brasfield 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 Mary Dombrowski and who acknowledged he/she/they executed the same as the free act and deed of the said Mary Dombrowski.

Witness my hand and official seal, this the 16th day of May, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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