WARRANTY DEED

G-VRES-11-2310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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
Kara M. Ridgeway	~~To Be Determined~~ - Same	
2310 Elliott Avenue #140 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-14-C-140.00 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 RAYMOND C. LOSEY III AND WIFE, LAUREN P. LOSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARA M. RIDGEWAY, 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 140, THE PARK AT MELROSE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070917-0110745, 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 RAYMOND C. LOSEY, III AND WIFE, LAUREN P. LOSEY BY WARRANTY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 19TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080319-0027481, 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.

unimproved ( )
This is improved (X) property, known as 2310 Elliott Avenue #140, Nashville, Tennessee 37204
(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:T20110033796 DEEDWARR
Recvd: 06/06/11 14:18 2 pgs
Fees:13.00 Taxes:710.40
20110606-0043297

Witness my/our hand(s) this 3rd day of June, 2011.

Raymond C. Losey III

Lauren P. Losey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond C. Losey III and Lauren P. Losey, 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 3rd day of June, 2011.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 3, 2012

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