BILL GARRETT, Davidson County
Trans:T20110042832 DEEDWARR
Recvd: 07/15/11 15:51 2 pgs
Fees:13.00 Taxes:1069.30
20110715-0054393

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2011.

Notary Public

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-11-510

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
Stephen and Phyllis Wilburn	Stephen and Phyllis Wilburn	
1123 Monte Verde Drive	(NAME) 1123 Monte Verde Drive	
(ADDRESS) Arcadia, CA 91007	(ADDRESS) Arcadia, CA 91007	131-6-D-510.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER J. ROWE AND WIFE, LAUREN ROWE, FKA LAUREN E. FRAZIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN ALAN WILBURN AND PHYLLIS MALCOMSON WILBURN, AS TRUSTEES OF THE WILBURN FAMILY TRUST DATED 10/30/1992, 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 510, BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6690, PAGE 70, AMENDED IN BOOK 6739, PAGE 701, BOOK 6824, PAGE 298, BOOK 6890, PAGE 963, BOOK 6903, PAGE 351, BOOK 6962, PAGE 325, BOOK 9398, PAGE 43 AND INSTRUMENT NO. 20050708-0079325, 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 CHRISTOPHER J. ROWE, UNMARRIED AND LAUREN E. FRAZIER, UNMARRIED BY WARRANTY DEED FROM ANDREW R. BOGUSZEWSKI AND WIFE, MARY F. BOGUSZEWSKI, RECORDED ON THE 18TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050418-0043063, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LAUREN E. FRAZIER HAVING SINCE MARRIED AND NOW BEING KNOWN AS LAUREN ROWE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE(S) 649; BOOK 6326, PAGE 588; BOOK 6517, PAGE 522; BOOK 6778, PAGES 532 AND 536; BOOK 6690, PAGE 70; BOOK 6691, PAGE 593; BOOK 7046, PAGE 520; BOOK 7076, PAGE 691; BOOK 7146, PAGE 188; BOOK 6739, PAGE 701; BOOK 6824, PAGE 298; BOOK 6890, PAGE 963; BOOK 6903, PAGE 351; BOOK 6911, PAGE 120; BOOK 6962, PAGE 325, BOOK 9398; PAGE 43 ; BOOK 9882, PAGE 733; BOOK 6690, PAGE 119; BOOK 6911, PAGE 827 ; BOOK 7076, PAGE 763; INSTRUMENT NO. 20031016-0153582; BOOK 6517, PAGE 505; BOOK 6517, PAGE 511; BOOK 6665, PAGE 18; BOOK 6921, PAGE 214; BOOK 6921, PAGE 216; BOOK 6921, PAGE 220; BOOK 6690, PAGE 70; BOOK 6739, PAGE 701; BOOK 6824, PAGE 298; BOOK 6890, PAGE 963; BOOK 6903, PAGE 351; BOOK 6962, PAGE 325; BOOK 9398, PAGE 43; INSTRUMENT NO. 20010627-0068123; INSTRUMENT NO. 20050708-0079325; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 510 Belair Way, 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 14th day of July, 2011.

Christopher J. Rowe

Lauren Rowe

STATE OF Tennessee
COUNTY OF Davidson

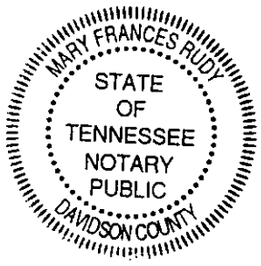
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher J. Rowe and Lauren Rowe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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