WARRANTY DEED

G-KW-11-800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: JULY 3, 2013

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
John Gray Lunsford	Primary Residential Mortgage, Inc.	
800 Woodland Street, Unit 308 (ADDRESS)	4750 West Wiley Post Way, Ste. 200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	82-16-E-29.00 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 BENJAMIN J. MULDREW AND ULRIKE LISELOTTE HEREGGER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN GRAY LUNSFORD, 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 NO. 308, TOGETHER WITH PARKING SPACE #3, AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CITY VIEW LOFTS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED IN INSTRUMENT NO. 200209050107488, AS AMENDED IN INSTRUMENT NOS. 200308260123605 AND 20110321-0021996, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 1 ON THE PLAN OF CITY VIEW LOFTS RECORDED AS INSTRUMENT 200208280104026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN J. MULDREW AND WIFE, ULRIKE LISELOTTE HEREGGER BY WARRANTY DEED FROM ROSE GALLAGHER, AS TRUSTEE OF AND THE ROSE M. GALLAGHER REVOCABLE TRUST DATED NOVEMBER 30, 1994, RECORDED ON THE 29TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080429-0043595, 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 THE P.U.D. BOUNDARY PLAT IN INSTRUMENT NO. 20020828-0104026; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20010529-0055279, 20010529-0055280, 20020905-0107487 AND 20030826-0123606; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20041014-0124079; AND MASTER DEED OF RECORD IN INSTRUMENT NO. 20020905-0107488 AS AMENDED IN INSTRUMENT NOS. 20030826-0123605 AND 20110321-0021996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 800 Woodland Street, Unit 308, Nashville, Tennessee 37206
(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:T20110057173 DEEDWARR
Recvd: 09/15/11 08:15 2 pgs
Fees:13.00 Taxes:814.00
20110915-0071448

Witness my/our hand(s) this 12th day of September, 2011.

Benjamin J. Muldrew

Ulrike Liselotte Heregger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin J. Muldrew and Ulrike Liselotte Heregger, 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 12th day of September, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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