WARRANTY DEED

G-VRES-11-212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Erica E Beckett
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.12
(AFFIX SEAL)

LAURA D. PERRY 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
Erica E. Beckett	Envoy Mortgage, Ltd	
1700 State Street #212 (ADDRESS)	5100 Westheimer Road Ste 320 (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Houston, TX 77056 (CITY) (STATE) (ZIP)	92-16-D-212.00 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 ULISES L. REYES, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERICA E. BECKETT, AN UNMARRIED WOMAN , 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:

BEING UNIT NO. 212 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT AS SET OUT IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AMENDED IN INSTRUMENT NOS. 20060307-0026614 AND 20070615-0071857, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART HEREOF. TOGETHER WITH PARKING STALL: #64

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TONI T. REYES TO ULISES L. REYES AS RECORDED ON THE 15TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080715-0072526 AND WARRANTY DEED FROM BRISTOL ON BROADWAY, L.P., A TENNESSEE LIMITED PARTNERSHIP TO ULISES L. REYES AND TONI REYES, HUSBAND AND WIFE AS RECORDED ON THE 5TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051005-0119834, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NOS. 20050517-0055639, 20060307-0026614 AND 20070615-0071857; CHARTER OF RECORD IN INSTRUMENT NOS. 20030225-0025106, 20030225-0025107, 20071024-0125856 AND 20071024-0125857; URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BS2000-364; EASEMENT OF RECORD IN INSTRUMENT NO. 20071113-0132706 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1803 Broadway #212, Nashville, Tennessee 37203
(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:T20110063292 DEEDWARR
Recvd: 10/11/11 10:13 2 pgs
Fees:13.00 Taxes:634.55
20111011-0078879

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 29th day of September, 2011.

Ulises L. Reyes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ulises L. Reyes, 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 29th day of September, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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