WARRANTY DEED

R-VRES-12-1702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2012.

Notary Public

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

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Stacey L. Melling	new owner	
1702 B 15th Avenue South (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-5-C0-2.00 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 BETTY MCCORMICK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STACEY L. MELLING, single, 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 SITUATED IN DAVIDSON COUNTY, TN:

UNIT B, EDGEHILL RETREAT TOWNHOMES, AS SHOWN MORE PARTICULARLY DESCRIBED ON EXHIBIT "C" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND FILED IN INSTRUMENT NUMBER 20111006-0077884, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BETTY MCCORMICK BY DEED FROM NEWSOUTH VENTURES, LLC OF RECORD AT INSTRUMENT NO. 20110829-006441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 25, 2011. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF BETTY MCCORMICK.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 4715, PAGE 154; INSTRUMENT NUMBER 20111006-0077884; INSTRUMENT NO. 20100928-0077137; INSTRUMENT NUMBER 20111014-0080161; BOOK 5772, PAGE 616; BOOK 4220, PAGE 723 AND IN BOOK 6236, PAGE 263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1702 B 15th Avenue South, Nashville, Tennessee 37212
(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:T20120019760 DEEDWARR
Recvd:. 03/19/12 14:43 2 pgs
Fees:13.00 Taxes:1320.90
20120319-0023278

Witness my/our hand(s) this 16th day of March, 2012.

Betty McCormick by Bryan Krabousanos
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of March, 2012, before me personally appeared Bryan Krabousanos 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 Betty McCormick and who acknowledged he/she/they executed the same as the free act and deed of the said Betty McCormick.

Witness my hand and official seal, this the 16th day of March, 2012.

Notary Public

My Commission Expires: 05.10.12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

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