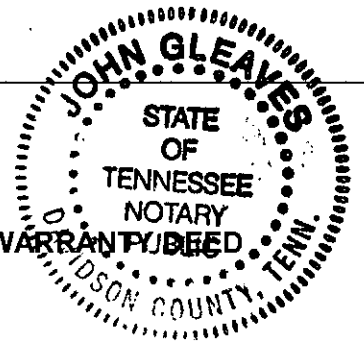


WARRANTY DEED

R-JTG-12-2601-F3

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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
Oscar Mason	Oscar Mason	
3612 Meadow Dr.	3612 Meadow Dr.	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	117-3-B-82.00 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 BONNIE G. GARCIA,* MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OSCAR MASON AND WIFE, DOROTHY MASON, 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:

*n/k/a Bonnie Coffa

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT F-3, THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 201 AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5434, PAGE 665, 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 BONNIE G. GARCIA BY WARRANTY DEED FROM THOMAS M. PATTON AND WIFE, TERRI PATTON, RECORDED ON THE 19TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090319-0024694, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**THIS IS NOT THE PRINCIPAL RESIDENCE OF BONNIE G. GARCIA.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 201; BOOK 5434, PAGE 708; BOOK 5441, PAGE 815; BOOK 5434, PAGE 665; BOOK 5487, PAGE 967; BOOK 4808, PAGE 424; AND INSTRUMENT 20080416-0038631, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike, F-3, 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.

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

Bonnie G. Garcia, n/k/a Bonnie Coffa

BILL GARRETT, Davidson County
Trans:T20120019790 DEEDWARR
Recvd: 03/19/12 15:08 2 pgs
Fees:13.00 Taxes:370.00
20120319-0023306

STATE OF Virginia
City ~~COUNTY~~ OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie G. Garcia* 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.

*n/k/a Bonnie Coffa

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

Nancy Spence Spangenthal
Notary Public

My Commission Expires: June 30, 2013

NANCY SPENCE SPANGENTHAL
(SEAL)
Notary Public
Commonwealth of Virginia
7286378
My Commission Expires Jun 30, 2013

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