BILL GARRETT, Davidson County
Trans:T20120037107 DEEDWARR
Recvd: 05/21/12 11:30 2 pgs
Fees:13.00 Taxes:399.60
20120521-0043749

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2012.

NOTARY PUBLIC

My commission expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Lauren Epling 1256 Tuckahoe Drive Nashville, TN 37207	~~Same address as new owner~~ Regions Mortgage 2050 Parkway Office Cr Birmingham AL 35244	05003010500

FOR AND IN CONSIDERATION of the sum of One Hundred Eight Thousand and 00/100 Dollars ($108,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **M & C GP**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA LAUREN EPLING, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 77 on the Plan of Bellshire Terrace, Section Two, of record in Book 6250, page 673, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M & C GP, by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee, dated 11/17/2011, recorded 11/29/2011, of record in Instrument No. 20111129-0092692, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 6250, page 673; to any and all restrictive covenants and/or easements of record of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1256 Tuckahoe Drive, Nashville, TN 37207.;

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and/or assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 16th day of May, 2012.

M & C GP

BY: MATT McMURRAY, PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of May, 2012, before me, appeared Matt McMurray, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Partner of M & C GP, a Tennessee General Partnership, and that said instrument was signed in behalf of said M & C GP, and said partner acknowledged said instrument to be the free act of deed of said M & C GP.

WITNESS my hand and seal, this the 16th day of May, 2012.

Notary Public

David P. Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014