This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120038747 DEEDWARR
Recvd: 05/25/12 15:17 3 pgs
Fees:18.00 Taxes:680.80
20120525-0045680

ADDRESS NEW OWNER:
Kelsey Sunderland
3376 Hillsboro Road
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Suntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

MAP	**117-07**
GROUP	**H**
PARCEL	**027**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **I, Alan W. Kendrick, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kelsey Sunderland**, MARRIED, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a Condominium Apartment in Davidson County, Tennessee, being Unit No. 3376 of Roderick Square, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 6250, page 928, Register's Office, Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Alan W. Kendrick, unmarried by deed dated from Melissa Dawn Portell Kirby and husband, Michael R. Kirby, recorded October 30, 2001 of record in Instrument No. 20011030-0117976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

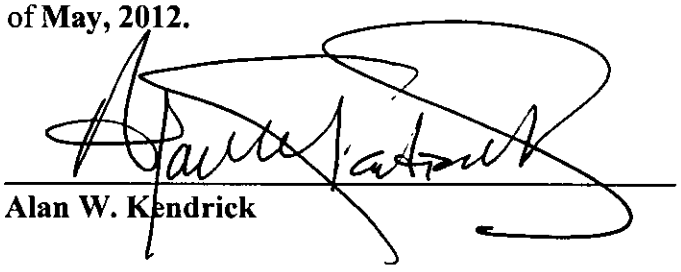
This conveyance is further made subject to real property taxes for 2012 and subsequent years.

** and by Master Deed of record in Book 6867, Page 385, said Register's Office

This is **improved** property known as **3376 Hillsboro Road, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **21st** day of **May, 2012.**



Alan W. Kendrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alan W. Kendrick, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/13

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of May, 2012.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/07/2013