WARRANTY DEED

G-VRES-12-3127

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2013 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady Ryan Spann	Wells Fargo Bank, NA	
3127 Long Blvd #101	(NAME) 10401 Deerwood Park Blvd.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Jacksonville, FL 32256-0505	104-2-1-A-101.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 KATE COPPOLA LEIVA AND WILLIAM CHRISTOPHER LEIVA, WIFE AND HUSBAND
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADY RYAN SPANN, A SINGLE PERSON , 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 IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 101, PARK WEST COURT, A CONDOMINIUM DEVELOPMENT AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050714-0081900, AMENDED AT INSTRUMENT NO. 20061030-0134372, 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 BY QUITCLAIM DEED FROM KACEY R. COPPOLA, AN UNMARRIED PERSON TO KATE L. COPPOLA, AN UNMARRIED PERSON AS RECORDED ON THE 12TH DAY OF MAY, 2009 IN INSTRUMENT NO. 20090512-0043681 AND WARRANTY DEED FROM PARTHENON PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO KATE L. COPPOLA AND KACEY R. COPPOLA, BOTH UNMARRIED PERSONS AS RECORDED ON THE 1ST DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070301-0025517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID KATE L. COPPOLA HAVING SINCE MARRIED AND IS NOW KNOWN AS KATE COPPOLA LEIVA. WILLIAM CHRISTOPHER LEIVA JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

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 NO. 20050714-0081900 AMENDED IN INSTRUMENT NO. 20061030-0134372; CHARTER OF RECORD IN INSTRUMENT NO. 20050707-0078752; EASEMENTS OF RECORD IN INSTRUMENT NO. 20050913-0110219, BOOK 712, PAGE 120, BOOK 898, PAGE 758, BOOK 11602, PAGE 445, INSTRUMENT NO. 20040430-0049497; APPLICATION OF RECORD IN INSTRUMENT NO. 20050728-0088338; RESTRICTIONS OF RECORD IN BOOK 647, PAGE 310, BOOK 498, PAGE 281, BOOK 573, PAGE 53 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3127 Long Blvd #101, 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:T20120040406 DEEDWARR
Recvd: 06/01/12 13:45 2 pgs
Fees:13.00 Taxes:1091.50
20120601-0047765

Witness my/our hand(s) this 30th day of May, 2012.

Kate Coppola Leiva by Amanda Tolbert
as her attorney in fact
Kate Coppola Leiva

William Christopher Leiva by Amanda Tolbert
as his attorney in fact.
William Christopher Leiva

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2012, before me personally appeared Amanda Tolbert 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 Kate Coppola Leiva and William Christopher Leiva and who acknowledged she executed the same as the free act and deed of the said Kate Coppola Leiva and William Christopher Leiva.

Witness my hand and official seal, this the 30th day of May, 2012.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

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