WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF June, 2012.

Notary Public

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

R-VRES-12-940-122

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
Rebekah Capps	PrimeLending (NAME)	
940 Gale Lane #122 (ADDRESS)	18111 Preston Rd. Ste 900 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas TX 75252 (CITY) (STATE) (ZIP)	118-5-A-18.00 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, I/we MEGAN S. ALLEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBEKAH CAPPS, _____, 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 BUILDING 5, UNIT C, 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 87, REVISED IN PLAT BOOK 4460, PAGE 186 AND AMENDED IN INSTRUMENT NUMBER 20031107-0163683, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICLUAR DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MEGAN S. ALLEN, AN UNMARRIED WOMAN BY DEED FROM TONY SCHIELE OF RECORD AT INSTRUMENT NO. 20071008-0119715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 2, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGE 87, REVISED IN PLAT BOOK 4460, PAGE 186 AND AMENDED IN INSTRUMENT NUMBER 20031107-0163683; BOOK 4611, PAGE 682, BOOK 4710, PAGE 244 AND INSTRUMENT NUMBER 20031107-0163683; INSTRUMENT NUMBER 19991230-0308948, AMENDING BOOK 4611, PAGE 692; BOOK 4710, PAGE 602; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #122, Nashville, Tennessee 37204
(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:T20120043453 DEEDWARR
Recvd: 06/13/12 08:57 2 pgs
Fees:13.00 Taxes:747.40
20120613-0051532

Witness my/our hand(s) this 8th day of June, 2012.

Megan S. Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan S. Allen, 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.

Witness my hand and official seal, this the 8th day of June, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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