WARRANTY DEED

G-VRES-12-2415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2012.

Notary Public

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

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Lynette Towns	new owner	
3415 West End Avenue, Unit 906 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-6A-94.00 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, we VIRGIL T. HEMPHILL, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNETTE TOWNS AND BOBBY TOWNS, WIFE AND HUSBAND , 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 LOT UNIT NO. 906, ON THE PLAN OF CONTINENTAL CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 399, AS AMENDED IN BOOK 6135, PAGE 788 AND BOOK 6435, PAGE 549, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM JACQUELINE HEMPHILL TO VIRGILL T. HEMPHILL AS RECORDED ON THE 11TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080111-0003688 AND WARRANTY DEED FROM MATTHEW MCINTEER AND HEATHER MCINTEER TO VIRGIL T. HEMPHILL AND JACQUELINE HEMPHILL, HUSBAND AND WIFE AS RECORDED ON THE 7TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040707-0080822, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 399-401; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5862, PAGE 589 AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549, BOOK 7475, PAGE 137 AND CERTIFICATE OF RESOLUTIONS OF RECORD IN INSTRUMENT NO. 20051024-0128399 AND BOOK 7461, PAGE 217; EASEMENT OF RECORD IN BOOK 4825, PAGE 592 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3415 West End Avenue, 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:T20120050740 DEEDWARR
Recvd: 07/11/12 07:53 2 pgs
Fees:13.00 Taxes:358.90
20120711-0060593

Witness my/our hand(s) this 6th day of July, 2012.

Virgil T. Hemphill by Lea Hemphill, attorney in Fact

Virgil T. Hemphill by Lea D. Hemphill,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2012, before me personally appeared Lea D. Hemphill 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 Virgil T. Hemphill and who acknowledged she executed the same as the free act and deed of the said Virgil T. Hemphill.

Witness my hand and official seal, this the 6th day of July, 2012.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

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