WARRANTY DEED

G-VRES-12-107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, ~~2012~~.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

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 NUMBER
Joshua David Davis	Same	
107 Bear Track	(NAME)	
(ADDRESS)	(ADDRESS)	142-8-A-25.00 CO
Nashville, TN 37221		
(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 ELIZABETH B. MCGOWIN, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA DAVID DAVIS, 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 TOWNHOUSE 25, CORONADA TOWN HOME CONDOMINIUMS, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 26, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4901, PAGE 679, AMENDED IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675 AND BOOK 5869, PAGE 269, 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 TO ELIZABETH B. MCGOWIN, A SINGLE PERSON BY WARRANTY DEED FROM ROBERT Z. HENSLEY, A SINGLE PERSON, RECORDED ON THE 29TH DAY OF JULY, 1994 IN DEED BOOK 9421, PAGE 32, 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 4860, PAGE 26; BY-LAWS OF RECORD IN BOOK 4901, PAGE 702 AND INSTRUMENT NO. 20100304-0016850; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 4901, PAGE 679 AMENDED BY INSTRUMENTS OF RECORD IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675 AND BOOK 5869, PAGE 269; CHARTER OF CORONADA CONDOMINIUM ASSOCIATION OF RECORD IN BOOK 4902, PAGE 938, BOOK 6132, PAGE 118 AMENDED IN BOOK 7694, PAGE 733; EASEMENTS OF RECORD IN BOOK 7173, PAGE 324, BOOK 9045, PAGE 954 AND BOOK 10237, PAGE 775 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 107 Bear Track, Nashville, Tennessee 37221
(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:T20120054724 DEEDWARR
Recvd: 07/25/12 15:45 2 pgs
Fees:13.00 Taxes:333.00
20120725-0065522

Witness my/our hand(s) this 20th day of July, 2012.

Elizabeth B. McGowin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. McGowin, 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 20th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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