BILL GARRETT, Davidson County
Trans:T20120086175 DEEDWARR
Recvd: 11/13/12 09:05 2 pgs
Fees:13.00 Taxes:625.30

20121113-0103985

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
G-VRES-12-1040
Wilson Co.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobby G. Gaines III (NAME)	**Synovus Mortgage Corporation** (NAME)	
1040 9th Avenue North (ADDRESS)	**2204 Lakeshore Dr. #325** (ADDRESS)	**82-13-A-29.00 CO**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	**Birmingham, AL 35209** (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 **CHARLES E. DOGGETT, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BOBBY G. GAINES III, AN UNMARRIED MAN,** 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 NO. C-8, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS 5 & 93 OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO. 20020718-0086526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20011121-0128062, AMENDED IN INSTRUMENT NO. 20021212-0153656 AND INSTRUMENT NO. 20110419-0030186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. DOGGETT BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 10TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030110-0004553, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN INSTRUMENT NO. 20020718-0086526; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 9183, PAGE 130 AS AMENDED IN BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069; CHARTER FOR THE HOA OF RECORD IN INSTRUMENT NO. 20011130-0131873; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20011121-0128062 AMENDED IN INSTRUMENT NO. 20021212-0153656; CONVEYANCE TO THE STATE OF TENNESSEE OF RECORD IN BOOK 6120, PAGE 475 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1040 9th Avenue North Nashville, Tennessee 37208**
(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.

Witness my/our hand(s) this 31st day of October, 2012.

Charles E. Doggett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Doggett, 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 31st day of October, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212