WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2012.

Notary Public

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

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-KW-12-0108

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
Anne M. Tyler	New American Mortgage, LLC	
108 Sugarbush Court	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Virginia Beach, VA 23452	181-1A-6.00 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 ROSALBA ESCOLAR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE M. TYLER, UNMARRIED, 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 6, SECTION ONE, SUGAR VALLEY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 709-711, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROSALBA ESCOLAR BY SPECIAL WARRANTY DEED FROM CITIFINANCIAL MORTGAGE COMPANY, INC., RECORDED ON THE 6TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050106-0002241, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGES 709-711 AND PLAT BOOK 9700, PAGE 374; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11069, PAGE 14; BY-LAWS OF RECORD IN BOOK 11069, PAGE 24; HOA CHARTER OF RECORD IN BOOK 11069, PAGE 6; AND DEED FOR COMMON AREAS OF RECORD IN INSTRUMENT NO. 20000425-0041128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 108 Sugarbush Court, Nashville, Tennessee 37211
(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:T20120088677 DEEDWARR
Recvd: 11/20/12 10:05 2 pgs
Fees:13.00 Taxes:799.20

20121120-0106916

Witness my/our hand(s) this 16th day of November, 2012.

Rosalba Escolar by [signature], attorney-in-fact
Rosalba Escolar by John Gleaves, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of November, 2012, before me personally appeared John Gleaves 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 Rosalba Escolar and who acknowledged he/she/they executed the same as the free act and deed of the said Rosalba Escolar.

Witness my hand and official seal, this the 16th day of November, 2012.

[signature]
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