WARRANTY DEED

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

G-PP-13-180-302

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)
Adam Bergauer	**SWBC Mortgage**	
(NAME)	(NAME)	
180 9th Avenue North #302	**9311 San Pedro AVe, Suite 100**	**93-5-4-B-3.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**San Antonio, TX 78216**	
(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 **HELEN E. WALKER AND HUSBAND, CLARENCE LEO WATERS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADAM BERGAUER, AN UNMARRIED MAN AND KAREM TARIQ, AN UNMARRIED MAN AS TENANTS IN COMMON,** 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 302, THE WESTVIEW CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050121-0008174, AMENDED AT INSTRUMENT NO. 20070713-0083555 AND AFFIDAVIT OF RECORDING RECORDED AT INSTRUMENT NO. 20080314-0026138, 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 BY WARRANTY DEED FROM MCCLARON & ASSOCIATES, LLC TO HELEN E. WALKER AND HUSBAND, CLARENCE LEO WATERS AS RECORDED ON THE 22ND DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050322-0031244 AND QUITCLAIM DEED FROM STEPHEN MANSFIELD TO HELEN E. WALKER AND HUSBAND, CLARENCE LEO WATERS AS RECORDED ON THE 8TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110408-0027246, 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 MASTER DEED OF RECORD IN INSTRUMENT NO. 20050121-0008174 AMENDED IN INSTRUMENT NO. 20070713-0083555, AFFIDAVIT OF RECORDING IN INSTRUMENT NO. 20080314-0026138; CONVEYANCE TO THE HOA SET OUT IN ORDER OF RECORD IN INSTRUMENT NO. 20100617-0047351; EASEMENT OF RECORD IN INSTRUMENT NO. 20050121-0008173 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTICTIONS OF RECORD.

This is
( ) unimproved
(X) improved
property known as **180 9th Avenue North #302 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:T20130014359 DEEDWARR
Recvd: 02/20/13 15:58 2 pgs
Fees:13.00 Taxes:1665.00
20130220-0017157

Witness my/our hand(s) this 15th day of February, 2013.

Helen E. Walker by
Dan E. Huffstutter Attorney in Fact

Helen E. Waters by Dan E. Huffstutter,
Attorney in Fact **Walker

Clarence Leo Waters by
Dan E. Huffstutter Attorney in Fact

Clarence Leo Waters by Dan E. Huffstutter,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of February, 2013, before me personally appeared Dan E. Huffstutter 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 Helen E. Waters** and Clarence Leo Waters and who acknowledged he executed the same as the free act and deed of the said Helen E. Waters** and Clarence Leo Waters.

** Walker

Witness my hand and official seal, this the 15th day of February, 2013.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

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