WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017171 DEEDWARR
Recvd: 03/01/13 12:01 2 pgs
Fees:13.00 Taxes:1280.20

20130301-0020777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-8-13
(AFFIX SEAL)

G-VRES-13-3000-209

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)
RealMac Properties, LLC (NAME)	**RealMac Properties, LLC** (NAME)	
5134 Pennington Drive (ADDRESS)	**5134 Pennington Drive** (ADDRESS)	**104-2-4-B-209.00**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	**Brentwood, TN 37027** (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 **FREDERICK S.B. RAYNE AND WIFE, CYNTHIA B. RAYNE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REALMAC PROPERTIES, LLC,** 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 209 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070503-0053313, AMENDED IN INSTRUMENT NO. 20070629-0077729, INSTRUMENT NO. 20081016-0104201 AND INSTRUMENT NO. 20101130-0095113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK S. B. RAYNE AND WIFE, CYNTHIA B. RAYNE BY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION OF RECORD IN DOCUMENT NUMBER 20080930-0098928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF BRISTOL DEVELOPMENT GROUP OF RECORD IN INSTRUMENT NO. 20060801-0093560; COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DECLARATION OF RECORD IN INSTRUMENT NO. 20050105-0001970; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070503-0053313 AMENDED BY INSTRUMENT NO. 20070629-0077729, INSTRUMENT NO. 20081016-0104201 AND INSTRUMENT NO. 20101130-0095113; EASEMENTS OF RECORD IN INSTRUMENT NO. 20040615-0070569 AND 20060320-0031877 RE-RECORDED IN INSTRUMENT NO. 20060405-0039176; STORMWATER AGREEMENT OF RECORD IN INSTRUMENT NO. 20050603-0062976 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3000 Vanderbilt Place #209 Nashville, Tennessee 37212**
(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 28th day of February, 2013.

Frederick S. B. Rayne

Cynthia B. Rayne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick S.B. Rayne and Cynthia B. Rayne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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