BILL GARRETT, Davidson County
Trans:T20130018221 DEEDWARR
Recvd: 03/06/13 08:40 2 pgs
Fees:13.00 Taxes:721.50

20130306-0022125

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-FH-13-2310

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)
Gary Dempsey (NAME)	**Regions Morgage** (NAME)	
940 Gale Lane #127 (ADDRESS)	**2050 Parkway Office Circle** (ADDRESS)	**105-14-C-414.00 CO**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	**Birmingham, AL 35244** (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 **BRANDY RENA BERNICK, MARRIED AND JAMES TIMOTHY BAGLEY AND WIFE, TAMMIE RENA BAGLEY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARY DEMPSEY, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 414 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN T. COOK, TRUSTEE TO BRANDY RENA BAGLEY, UNMARRIED, AS TO AN UNDIVIDED 75% INTEREST (THE "INDIVIDUAL INTEREST"), AND JAMES TIMOTHY BAGLEY AND WIFE, TAMMIE RENA BAGLEY, AS TO AN UNDIVIDED 25% INTEREST (THE "ENTIRETY INTEREST"), THE SAID INDIVIDUAL AND ENTIRETY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 26TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090326-0027129 AND WARRANTY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP TO JAMES TIMOTHY BAGLEY AND WIFE, TAMMIE RENA BAGLEY, AS TO AN UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST"), AND BRANDY RENA BAGLEY, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST") THE SAID ENTIRETY INTEREST AND INDIVIDUAL INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 31ST DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071231-0148775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BRANDY RENA BAGLEY HAVING SINCE MARRIED AND IS NOW KNOWN AS BRANDY RENA BERNICK. THE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF BRANDY RENA BERNICK AND SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENST YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 78; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20070525-0062832, 20070604-0065994, 20070614-0071575 AND 20070822-0100253; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NOS. 20070925-0114302 AND 20070703-0079125; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070917-0110745; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20060623-0075251, 20060809-0098054, 20060809-0098054, 20060809-0098082, 20000418-0038819; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060623-0075219 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2310 Elliott Avenue #414 Nashville, Tennessee 37204**
(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.

Brandy Rena Bernick

Brandy Rena Bernick

James Timothy Bagley by Brandy Rena Bernick, Attorney in Fact

James Timothy Bagley by Brandy Rena Bernick, Attorney in Fact

Tammie Rena Bagley by Brandy Rena Bernick, Attorney in Fact

Tammie Rena Bagley by Brandy Rena Bernick, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandy Rena Bernick the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2013, before me personally appeared Brandy Rena Bernick 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 James Timothy Bagley, and Tammie Rena Bagley and who acknowledged she executed the same as the free act and deed of the said James Timothy Bagley, and Tammie Rena Bagley.

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

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

My Commission Expires:

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