WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130028468 DEEDWARR
Recvd: 04/08/13 14:30 2 pgs
Fees: 13.00 Taxes: 471.75

20130408-0034588

B-SR-13-6904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Claudia Mazuelos	new owner (NAME)	
6904 Highland Park Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	143-03-0C-006.00

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, I/we ERIC W. WILKEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAUDIA MAZUELOS, MARRIED, 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 KNOWN AS UNIT NO. A-6 (TYPE 1) AND CARPORT A6, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAT OF PHASE ONE, HARPETH GLEN CONDOMINIUM APARTMENTS, AS INFORMATIONAL PLAT WHICH IS AS OF RECORD IN PLAT BOOK 4460, PAGE 42, AND BEING SHOWN ON THE SITE PLAN OF RECORD IN BOOK 4546, PAGE 681, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH SAID PLATS IS HEREMADE.

BEING THE SAME PROPERTY CONVEYED TO ERIC W. WILKEY BY DEED FROM LINDA F. SEALS, UNMARRIED OF RECORD IN BOOK 11557, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 1999 RECORDED ON JULY 2, 1999.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGE 42; BOOK 4546, PAGE 658, BOOK 4630, PAGE 504, BOOK 4775, PAGE 384, BOOK 4872, PAGE 973 AND BOOK 9792, PAGE 493; BOOK 4546, PAGE 658 OF EXHIBIT "B"; BOOK 5583, PAGE 756; BOOK 5720, PAGE 447; BOOK 7538, PAGE 346 AND BOOK 8017, PAGE 310; BOOK 4889, PAGE 192; BOOK 5099, PAGE 783; BOOK 5142, PAGE 694; BOOK 5360, PAGE 320 AND BOOK 5364, PAGE 882; BOOK 5142, PAGE 694, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6904 Highland Park Drive, Nashville, Tennessee 37205
(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 5th day of April, 2013.

Eric W. Wilkey

STATE OF Tennessee
COUNTY OF Davidson

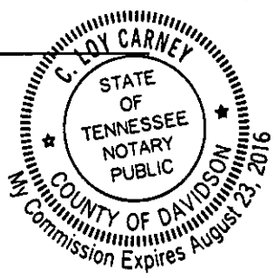
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric W. Wilkey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 5th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903