WARRANTY DEED

G-VRES-13-5788

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/21/17

(AFFIX SEAL)

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
Loren Hall	Loren Hall	
5788 Brentwood Trace (ADDRESS)	(NAME) 5788 Brentwood Trace (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	160-14-0-B 088.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we IRENE RODRIGUEZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOREN HALL AND MARGARET HALL, 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 NO. 5788 IN BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, A SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS RECORDED IN BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5524, PAGE 415, AMENDED IN BOOK 5545, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR SAID COUNTY, AMENDMENT TO MASTER DEED, IN BOOK 5545, PAGE 510, AND AMENDMENTS TO BY LAWS IN BOOK 5537, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO IRENE RODRIGUEZ, UNMARRIED BY WARRANTY DEED FROM JAVIER RODRIGUEZ, UNMARRIED, RECORDED ON THE 1ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060801-0093247, 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 5200, PAGE 261; BY-LAWS OF RECORD IN BOOK 5524, PAGE 424 AND BOOK 5537, PAGE 988; MASTER DEED OF RECORD IN BOOK 5524, PAGE 415, AS AMENDED IN BOOK 5545, PAGE 510; AND DEED OF CONVEYANCE TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 6122, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )

This is improved (X) property, known as 5788 Brentwood Trace, Brentwood, Tennessee 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans: T20130029258 DEEDWARR
Recvd: 04/10/13 13:30 2 pgs
Fees: 13.00 Taxes: 455.10

20130410-0035530

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

Irene Rodriguez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene Rodriguez, 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 15th day of March, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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