WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-13-4846

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,854.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(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
Anna Floit	New Owner (NAME)	
4846 Bevendean Drive #13 (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161-09-0A-081.00

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 CAITLIN PARHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA FLOIT, AN UNMARRIED WOMAN, 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. C-13 AS SET FORTH IN THE MASTER DEED ESTABLISHING BRIGHTON VILLAGE, PHASE 5, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, OF RECORD AS INSTRUMENT NO. 20080117-0005582, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20080808-0081965 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBIT "A" TO SAID FIRST AMENDMENT TO THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CAITLIN PARHAM, UNMARRIED BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20090806-0074084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 5, 2009 AND RECORDED ON AUGUST 6, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20080117-0005582, AS AMENDED IN INSTRUMENT NO. 20080808-0081965; BOOK 7230, PAGE 136 AND 137; BOOK 7520, PAGE 908; BOOK 7233, PAGE 438 AND BOOK 7416, PAGE 47; INSTRUMENT NUMBER 20061027-0133549; INSTRUMENT NUMBER 20061027-0133575; INSTRUMENT NUMBER 20071121-0136366; INSTRUMENT NUMBER 20071121-0136402; INSTRUMENT NUMBER 20071128-0137905, SAID REGISTER'S OFFICE; C) MATTERS SHOWN ON BOUNDARY & TOPOGRAPHIC SURVEY OF THE ZARCHARY RUCKER, SR. PROPERTY BY HORNTON & ASSOCIATES, INC., JEFFREY K. KIMBRO, TENN. R.L.S. NO. 1756, LAST REVISED MARCH 1, 2004; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4846 Bevendean Drive #13, Nashville, Tennessee 37211

(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:T20130030555 DEEDWARR
Recvd: 04/15/13 11:24 2 pgs
Fees:13.00 Taxes:572.96

20130415-0037036

Witness my/our hand(s) this 12th day of April, 2013.

Caitlin Parham

Caitlin Parham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caitlin Parham, 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 12th day of April, 2013.

Notary Public

My Commission Expires: 5/2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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