BILL GARRETT, Davidson County
Trans: T20130032343 DEEDWARR
Recvd: 04/19/13 11:00 2 pgs
Fees: 13.00 Taxes: 518.00

20130419-0039133

WARRANTY DEED

R-VRES-13-763

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016

(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
Eric Rowland	SunTrust Mortgage Inc.	
763 Spence Enclave Lane (ADDRESS)	401 Commerce St., Ste 6100 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	094-16-0E-078.00CO

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 ASHLEY B. GILES, A SINGLE PERSON, AND TRAVIS C. GILES, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC ROWLAND, 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. 78 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, AS SHOWN AS EXHIBIT "A-2", A PLANNED UNIT DEVELOPMENT, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS ESTABLISHING THE SPENCE ENCLAVE TOWNHOMES OF RECORD IN INSTRUMENT 200611150141672, FIRST AMENDMENT IN INSTRUMENT 200611170142842, SECOND AMENDMENT IN INSTRUMENT 200612130153595, THIRD AMENDMENT IN INSTRUMENT 200802220017508, FOURTH AMENDMENT IN INSTRUMENT 200804230041404, FIFTH AMENDMENT IN INSTRUMENT 200805070047102 AND SIXTH AMENDMENT IN INSTRUMENT 201004270031915, SCRIVENER' S AFFIDAVIT AND CORRECTION IN INSTRUMENT NUMBER 201004280032407 AND SEVENTH AMENDMENT IN INSTRUMENT NUMBER 201211160105801, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY B. GILES, A SINGLE PERSON AND TRAVIS C. GILES, A MARRIED PERSON BY DEED FROM R.J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20090804-0072936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2009, RECORDED AUGUST 4, 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 200611150141672, INSTRUMENT 200611170142842, INSTRUMENT 200612130153595, INSTRUMENT 200802220017508, INSTRUMENT 200804230041404, INSTRUMENT 200805070047102 AND INSTRUMENT 201004270031915, INSTRUMENT NUMBER 201004280032407 AND INSTRUMENT NUMBER 201211160105801, BOOK 437, PAGES 45, AND 54, BOOK 1814, PAGE 594 AND 597, AND BOOK 2026, PAGE 616, BOOK 722, PAGE 271, BOOK 5015, PAGE 699, BOOK 2704, PAGE 419, BOOK 7672, PAGE 112, BOOK 5666, PAGE 656, BOOK 5451, PAGE 769, BOOK 5451, PAGE 769, INSTRUMENT 200512190151715, INSTRUMENT 200804090035677, INSTRUMENT 200602100016418 AND INSTRUMENT 200602100016424, INSTRUMENT 200901070001684, , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR THE PRIMARY RESIDENCE OF TRAVIS C. GILES.

unimproved ( )
This is improved (X) property, known as 763 Spence Enclave Lane, Nashville, Tennessee 37210
(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 18th day of April, 2013.

Ashley B. Giles

Travis C. Giles

STATE OF Tennessee
COUNTY OF Davidson

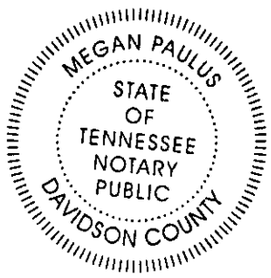
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley B. Giles and Travis C. Giles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 18th day of April, 2013.

Notary Public

My Commission Expires: 9-16

(SEAL)



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