G-24931-4
Box 14

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130039379 DEEDWARR
Recvd: 05/10/13 13:35 2 pgs
Fees:13.00 Taxes:795.50
20130510-0047635

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52521
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret Smith 707 Arkland Place Nashville, TN 37215	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 131060G70700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust dated February 3, 2005,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Smith, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 707 of Burton Hills, Villages of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Plat Book 7076, page 696, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Burton Hills, Villages of Ashlawn, a Condominium, as set forth in Exhibit "B" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Richard Michael Rodriguez and wife, Melinda A. Rodriguez, by Warranty Deed from Randall L. Smith, unmarried, dated July 19, 2004 and recorded on July 22, 2004, of record in Doc. No. 20040722-0087633, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 25, 2009 and recorded August 26, 2009,of record in Doc. No. 20090826-0080350, subject property was conveyed to Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust dated February 3, 2005.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 978, amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, page 696, said Register's Office, amended in Book 7308, page 859, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7076, page 696, Book 7308, page 859, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 707 Arkland Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of May, 2013.

Melinda Rodriguez Brower, trustee of the Melinda Rodriguez Revocable Living Trust

Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust

State of TENNESSEE
County of DAVIDSON

On this 8th day of May, 2013 , before me the undersigned authority, personally appeared Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $215,000.00

Lisa L. Cuba
Affiant

Sworn and subscribed before me this the 8th day of May, 2013

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

Notary Public