BILL GARRETT, Davidson County
Trans:T20130045285 DEEDWARR
Recvd: 05/31/13 09:14 2 pgs
Fees:13.00 Taxes:806.60

20130531-0054796

WARRANTY DEED

B-VRES-13-800-205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY

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
Emily B. Warren	Wells Fargo Bank, NA	
800 Woodland Street, #205 (ADDRESS)	101 North Phillips Avenue (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Sioux Falls, SD 57104 (CITY) (STATE) (ZIP)	082-16-0E-016.00-CO

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 MARY FRAN STANLEY PARKER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY B. WARREN, A SINGLE 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:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 205, TOGETHER WITH PARKING SPACE #10 AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CITY VIEW LOFTS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, RECORDED AS INSTRUMENT NO. 20020905-0107488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED FOR CITY VIEW LOFTS CONDOMINIUMS RECORDED AS INSTRUMENT NO. 20030826-0123605, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 1 ON THE PLAN OF CITY VIEW LOFTS RECORDED AS INSTRUMENT NO.20020828-0104026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARY FRAN STANLEY BY QUITCLAIM DEED FROM MARY FRAN STANLEY, UNMARRIED, AND WILLIAM R. PARKER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20060216-0018764, DATED JANUARY 23, 2006 AND RECORDED ON FEBRUARY 16, 2006, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARY FRAN STANLEY, HAVING SINCE MARRIED IS NOW KNOWN AS MARY FRAN STANLEY PARKER. HER SPOUSE, WILLIAM R. PARKER JOINS IN THE CONVEYANCE TO CONVEY ANY AND ALL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20020828-0104026; INSTRUMENT NUMBER 20020905-0107488, AS AMENDED IN INSTRUMENT NO. 20030826-0123605; INSTRUMENT NUMBER 20041014-0124079; INSTRUMENT NUMBER 20010529-0055279, INSTRUMENT NO. 20010529-0055280, INSTRUMENT NO. 20020905-0107487 AND INSTRUMENT NO. 20030826-0123606, 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 800 Woodland Street, #205, Nashville, Tennessee 37206
(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 24th day of May, 2013.

Mary Fran Stanley Parker by John Gleaves,
Attorney in Fact

William R. Parker by John Gleaves,
Attorney in Fact

STATE OF Tennessee

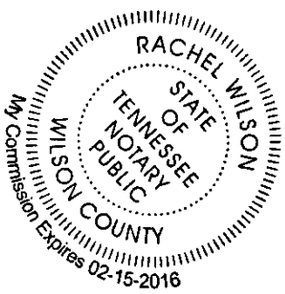
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY FRAN STANLEY PARKER and WILLIAM R. PARKER and who acknowledged he/she/they executed the same as the free act and deed of the said MARY FRAN STANLEY PARKER and WILLIAM R. PARKER.

Witness my hand and official seal, this the 24th day of May, 2013.

Notary Public
My Commission Expires:

(SEAL)



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