WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045977 DEEDWARR
Recvd: 06/03/13 14:18 2 pgs
Fees:13.00 Taxes:777.00
20130603-0055708

R-VRES-13-2310-206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Richard and Julie Wesley Livin	SAME AS NEW OWNER	
2000 Chapel Ridge	(NAME)	
(ADDRESS)	(ADDRESS)	
Columbia, MO 65203		105-14-0C-206.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 BROOKE A. FAABORG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD A. WESLEY, JR., AND JULIE L. WESLEY, AS CO-TRUSTEES OF THE RICHARD AND JULIE WESLEY LIVING TRUST, U/A DATED OCTOBER 22, 2009, 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:

CERTAIN PROPERTY IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS UNIT NO. 206 OF THE PARK AT MELROSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME LOCATED IN NASHVILLE, TENNESSEE, TOGETHER WITH EASEMENTS AS SHOWN IN THE MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070525-0062832, AS AMENDED IN INSTRUMENT NO. 20070604-0065994 AND INSTRUMENT NO. 20070614-0071575, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF THE PARK AT MELROSE, CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070525-0062832, AS AMENDED IN INSTRUMENT NO. 20070604-0065994 AND INSTRUMENT NO. 20070614-0071575, SAID REGISTER'S OFFICE, AND BY-LAWS APPENDED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE MASTER DEED, SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO BROOKE A. FAABORG, A SINGLE WOMAN BY DEED FROM ANDREW LAUREN BRITT, MARRIED OF RECORD AT INSTRUMENT NO. 20100419-0029044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 7, 2010 AND RECORDED ON APRIL 19, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 78; INSTRUMENT NUMBER 200709170110745; INSTRUMENT 200709170110745; INSTRUMENT 200709250114302; INSTRUMENT NUMBER 200705250062832; INSTRUMENT NUMBER 200706040065994; INSTRUMENT 200706140071575; BOOK 10584, PAGE 149; INSTRUMENT 200004180038819; INSTRUMENT 200606230075219; INSTRUMENT 200606230075251; 200608090098054; AND INSTRUMENT 200608090098082, 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 2310 Elliott Ave. #206, Nashville, Tennessee 37204
(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 30th day of May, 2013.

Brooke A. Faaborg

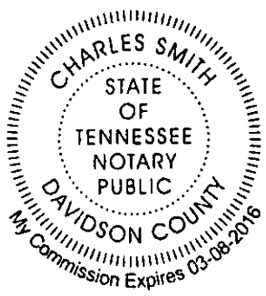
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOKE A. FAABORG, 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 30th 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