**RETURN TO**

**Greenvue Title & Escrow, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, Tennessee 37215**

BILL GARRETT, Davidson County
Trans:T20130046863 DEEDWARR
Recvd: 06/05/13 10:55 2 pgs
Fees:13.00 Taxes:791.80
20130605-0057001

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Subscribed and sworn to before me, this 29 day of May 2013.

Notary Public
My commission expires: June 21, 2016

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Joshua S. Rupe | Weichert Financial Services | 117110J30700CO |
| 2025 Woodmont Blvd., Apt. 307 | 225 Littleton Road | |
| Nashville, TN 37215 | Morris Plains, NJ 07950 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cary Stimson and wife, Jo Faye Stimson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua S. Rupe,** unmarried, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 307, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Cary Stimson and Jo Faye Stimson by deed from The Garden Partners, a Tennessee general partnership, dated July 29, 2004 and recorded in Instrument No. 20040804-0093521, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2025 Woodmont Blvd., Apt. 307, Nashville, TN 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of May, 2013.

Cary Stimson by M. Kristin Selph Attorney-in-Fact
Cary Stimson

Jo Faye Stimson by M. Kristin Selph Attorney-in-Fact
Jo Faye Stimson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Kristin Selph**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Cary Stimson and Jo Faye Stimson** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Cary Stimson and Jo Faye Stimson.**

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of May, 2013.

Henry E. Ragle, IV
Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013042513