BILL GARRETT, Davidson County
Trans:T20130049714 DEEDWARR
Recvd: 06/13/13 10:11 2 pgs
Fees:13.00 Taxes:536.50
20130613-0060323

WARRANTY DEED

G-RA-13-3415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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
Julian T. Hertz	U.S. Bank National Association	
17386 Dry Mill Road	(NAME) 3180 Rider Trail South	
(ADDRESS) Leesburg, VA 20175-7021	(ADDRESS) Earth City, MO 63045	104-6-A-40.00 CO
(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, we GINA FERRARI, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIAN T. HERTZ, UNMARRIED AND STEPHEN A. HERTZ AND CAROL HERTZ, HUSBAND AND WIFE AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 504 ON THE PLAN OF CONTINENTAL CONDOMINIUM OF RECORD IN PLAT BOOK 5200, PAGE 399 THRU 401, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CONTINENTAL CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5862,PAGE 589, AMENDED IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549, AND BOOK 7475, PAGE 137, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARIO FERRARI TO GINA FERRARI AS RECORDED ON THE 14TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070614-0071456 AND WARRANTY DEED FROM RICHARD BRAUN, UNMARRIED, AND GERMAINE R. BRAUN, NOW KNOWN AS GERMAINE R. LAWLESS, MARRIED TO MARIO FERRARI, UNMARRIED, AND GINA FERRARI, UNMARRIED AS RECORDED ON THE 19TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061019-0130181, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4200, PAGES 399, 400 AND 401; RESOLUTION RECORDED AT INSTRUMENT NO. 20051024-0128399 AND BOOK 7461, PAGE 217; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5862, PAGE 589 AS AMENDED BY INSTRUMENTS OF RECORD IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549 AND BOOK 7475, PAGE 137; EASEMENT OF RECORD IN BOOK 4825, PAGE 592; CHARTER OF RECORD IN BOOK 5864, PAGE 834 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3415 West End Avenue #504, Nashville, Tennessee 37203
(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 7th day of June, 2013.

Gina Ferrari

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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