WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051059 DEEDWARR
Recvd: 06/18/13 10:04 2 pgs
Fees:13.00 Taxes:703.00

20130618-0062002

R-VRES-13-3122-301

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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 Brock Hill	New Owner (NAME)	
3122 Long Blvd Apt 301 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-02-1D-301.00

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 KATHRYN BENNETT, FKA KATHRYN A. LEMIEUR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD BROCK HILL AND CAMERON WALKER HILL, HUSBAND AND WIFE, 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 NO. 301, AS SHOWN IN EXHIBIT B-1 OF THE FOURTH AMENDMENT TO THE MASTER DEED AND BYLAWS FOR VILLAGES AT LONG BOULEVARD I, A HORIZONTAL PROPERTY REGIME, TOGETHER WITH AN UNDIVIDED INTEREST IN ANY APPURTENANT COMMON ELEMENTS, AS OF RECORD IN INSTRUMENT NO. 20071030-0128067, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH AMENDS THE MASTER DEED AND BYLAWS FOR VILLAGES AT LONG BOULEVARD I OF RECORD AT INSTRUMENT NO. 20060627-0076772, SAID REGISTER'S OFFICE; AS AMENDED BY THE FIRST AMENDMENT TO THE MASTER DEED AND BYLAWS OF RECORD IN INSTRUMENT NO. 20061102-0136062, SAID REGISTER'S OFFICE; AS FURTHER AMENDED BY THE SECOND AMENDMENT TO THE MASTER DEED AND BYLAWS OF RECORD IN INSTRUMENT NO. 20070621-0074138, SAID REGISTER'S OFFICE; AS FURTHER AMENDMENT BY THE THIRD AMENDMENT TO THE MASTER DEED AND BYLAWS OF RECORD IN INSTRUMENT NO. 20070725-0088208, SAID REGISTER'S OFFICE, TO WHICH PLAT IS HEREBY REFERENCED FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN A. LEMIEUR, UNMARRIED BY DEED FROM URBAN CONCEPTS, LLC OF RECORD AT INSTRUMENT NO. 20071119-0135203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 2007 AND RECORDED ON NOVEMBER 19, 2007. THE SAID KATHRYN A. LEMIEUR HAVING SINCE MARRIED AND NOW BEING KNOWN AS KATHRYN BENNETT.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20060627-0076771; INSTRUMENT NUMBER 20060505-0052692; INSTRUMENT NUMBER 20071030-0128067, WHICH AMENDS INSTRUMENT NO. 20060627-0076772, AS AMENDED BY INSTRUMENT NO. 20061102-0136062, AS AMENDED IN INSTRUMENT NO. 20070621-0074138, AS AMENDED IN INSTRUMENT NO. 20070725-0088208 AND BY INSTRUMENT NO. 200810310108684, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 3122 Long Blvd Apt 301, 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 14th day of June, 2013.

Kathryn Bennett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Bennett, 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 14th day of June, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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