WARRANTY DEED

G-VRES-13-2628

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.16.14

(AFFIX SEAL)

Anna E. Rowland NOTARY OF TENNESSEE Rutherford 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
Fred Rose	Lender FI Inc.	
2628 Nashboro Blvd (ADDRESS)	27240 Turnberry Lane, Suite 220 (NAME)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Valencia, CA 91355 (ADDRESS) (CITY) (STATE) (ZIP)	135-12-E-278.00 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 BRITTANY MAYNARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRED ROSE, 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 278, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGES 149, 150 AND 151 AND AS SHOWN ON THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT INSTRUMENT NO. 20050222-0018814, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRITTANY MAYNARD BY SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, RECORDED ON THE 2ND DAY OF MAY, 2013 IN INSTRUMENT NO. 20130502-0044355, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; (2) ALL APPLICABLE ZONING ORDINANCES; (3) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD; (4) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS AND DECLARATIONS OF RECORD; AND (5) OTHER MATTERS OF PUBLIC RECORD.

unimproved ( )
This is improved (X) property, known as 2628 Nashboro Blvd, Nashville, Tennessee 37217
(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.

BILL GARRETT, Davidson County
Trans:T20130053388 DEEDWARR
Recvd: 06/24/13 14:46 2 pgs
Fees:13.00 Taxes:456.95
20130624-0064726

Witness my/our hand(s) this 17th day of June, 2013.

Brittany Maynard

Brittany Maynard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittany Maynard, 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 17th day of June, 2013.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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