Davidson County DEEDWARR
Recvd: 06/25/13 14:11 6 pgs
Fees:33.00 Taxes:286.75
20130625-0065329

WARRANTY DEED

RFC-TN-56523

PREPARED BY AND RETURN TO:	OWNER (SEND TAX BILLS TO):
DENISE MARIE JUDY 3702 LAUSANNE DRIVE NASHVILLE, TN 37211	DENISE MARIE JUDY 3702 LAUSANNE DRIVE NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DENISE MARIE JUDY, an unmarried woman, whose address is 3702 Lausanne Drive, Nashville, TN 37211, and DANIEL ROBERT JUDY, SR., a married man, whose address is 4217 McKenna Close, Chsapeake, VA 23321 (herein, "Grantor"), hereby sells, transfers and conveys to DENISE MARIE JUDY, an unmarried woman (herein, "Grantee"), whose address is 3702 Lausanne Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3702 Lausanne Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 14th day of June, 2013.

GRANTOR:

Denise Marie Judy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Denise Marie Judy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of January, 2013.

[Affix Notary Seal]

GARY A. JACOBOSKI
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 07/20/2015

GRANTOR:

Daniel Robert Judy, Sr.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Daniel Robert Judy, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20___.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

GRANTOR:

Daniel Robert Judy, Sr.

STATE OF VIRGINIA
COUNTY OF NORFOLK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Daniel Robert Judy, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of JUNE, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 31 August 2016
Notary Registration # 298975

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAUD IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 215 TOGETHER WITH THE PRIVATE ELEMENTS APPURTENANT THERETO, ON THE PLAN OF ROSEMONTE, PHASE 2 (HEREINAFTER REFERRED TO AS THE "PLAN"), A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY MASTER DEED OF ROSEMONTE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20051117-0138877, AND FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070517-0059078, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE. REFERENCE IS HEREBY MADE TO THE PLAN OF ROSEMONTE TOWNHOMES, SHOWN ON EXHIBIT "B" TO THE FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070517-0059078, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20100602-0042240 on June 2, 2010.

PIN NO: 161-15B/52.00CO

STREET ADDRESS: 3702 Lausanne Drive, Nashville, TN 37211

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The ~~actual~~ consideration or value, whichever is greater, for this transfer is $ 77,500.00.

GRANTEE

Grantee signature _____
Denise Marie Judy

Subscribed and sworn to under oath before me, this 14 day of June, 2013.

[Affix Notary Seal]



_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07/20/2015

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY