BILL GARRETT, Davidson County
Trans:T20130056254 DEEDWARR
Recvd: 07/02/13 12:31 2 pgs
Fees:13.00 Taxes:1166.52
20130702-0068301

WARRANTY DEED

RACHEL A ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $315,277.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2013.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: 05/20/2017
(AFFIX SEAL)

G-KW-13-1708

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron Armbruster (NAME)	Sunbrest Mortgage Inc (NAME)	
1708 Eastland Avenue (ADDRESS)	901 Semmes Ave (ADDRESS)	**83-6-350.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Richmond VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THE YMCA OF MIDDLE TENNESSEE,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **CAMERON ARMBRUSTER, UNMARRIED, AND LUCIA BARDONE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING THE NORTHERLY 226 FEET OF THE EASTERLY 125 FEET OF LOT NO. 4 ON THE MAP OF W. L. HORN'S SPOUT SPRING ADDITION, OF RECORD IN BOOK 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO OF RECORD IN BOOK 332, PAGE 164, SAID REGISTER'S OFFICE.

SAID PART OF SAID LOT FRONTS 125 FEET ON THE NORTHERLY SIDE OF EASTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF NORTH 17TH STREET, FORMERLY HUGHES STREET, 226 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THE YMCA OF MIDDLE TENNESSEE BY WARRANTY DEED FROM FRED UPCHURCH AND WIFE, PATSY A. UPCHURCH, RECORDED ON THE 15TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010615-0063611, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT THE PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTHERLY 25 FEET OF THE SOUTHERLY 104 FEET OF THE EASTERLY 125 FEET OF LOT NO. 4 ON THE MAP OF W. L. HORN'S SPOUT SPRING ADDITION, OF RECORD IN BOOK 57, PAGE 106, AND RECORDED IN PLAN BOOK 332, PAGE 164, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 4 FRONTS 25 FEET ON THE WESTERLY SIDE OF NORTH 17TH STREET, FORMERLY HUGHES STREET, AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN GEIST COLLEY AND WIFE, MILDRED S. COLLEY BY WARRANTY DEED DATED FEBRUARY 24, 1951 FROM J. G. WARWICK, JR. AND WIFE, NINA OWEN WARWICK OF RECORD IN BOOK 1942, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS AMENDED BY DEED OF CORRECTION DATED MAY 20, 1958 FROM J. G. WARWICK, JR. AND WIFE, NINA OWEN WARWICK TO JOHN GEIST COLLEY AND WIFE, MILDRED S. COLLEY IN BOOK 2749, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JOHN GEIST COLLEY BY QUITCLAIM DEED FROM THE YMCA OF MIDDLE TENNESSEE OF RECORD IN INSTRUMENT NO. 20130702.0068300 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE 106 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN THE DECLARATION OF RESTRICTIVE COVENANTS AS SIMULTANEOUSLY RECORDED HEREWITH IN INSTRUMENT NO. 20130702-0069299, SAID REGISTER'S OFFICE.

This is
( ) unimproved
(X) improved
property known as **1708 Eastland Avenue Nashville, Tennessee 37206**
(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 hand this 19th day of June, 2013.

The YMCA of Middle Tennessee

By: _____
Michael Heilbronn, Executive Vice President

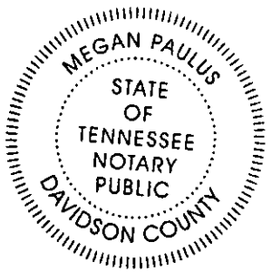
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Heilbronn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Executive Vice President of The YMCA of Middle Tennessee, the within named bargainor, a Tennessee Not-For-Profit Corporation, and that he as such Executive Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by himself as Executive Vice President.

Witness my hand and official seal at Nashville on this 19th day of June, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212