BILL GARRETT, Davidson County
Trans:T20130061482 DEEDWARR
Recvd: 07/18/13 15:17 2 pgs
Fees:13.00 Taxes:610.50
20130718-0074623

WARRANTY DEED

G-KW-13-8230

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 1-8-2014 WILSON 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
Nicholas Brown	Mortgage Investors Group	
8230 Rossi Road	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Knoxville, TN 37923	181-14-A-88.00 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 DAVID DONALD HALL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS BROWN, AN UNMARRIED MAN, 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 233 ON THE PLAN OF THE VILLAS AT CONCORD PLACE, PHASE 2, AS SHOWN ON EXHIBIT A-1 TO THE FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE OF RECORD IN INSTRUMENT NO. 20060328-0035297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAVID DONALD HALL AND RAQUEL VANESSA HALL TO DAVID DONALD HALL AS RECORDED ON THE 9TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090309-0021238 AND DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP TO DAVID HALL AND WIFE, VANESSA HALL AS RECORDED ON THE 21ST DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061121-0144382 THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20060328-0035297; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050922-0114218, SUPPLEMENTED IN INSTRUMENT NOS. 20060328-0035297 AND 20060501-0049958, AND AMENDED IN INSTRUMENT NO. 20061228-0160255; DEDICATION OF COMMON AREA TO HOA OF RECORD IN INSTRUMENT NO. 20051031-0130768; TEMPORARY SIGNAGE EASEMENT OF RECORD IN INSTRUMENT NO. 20050415-0042178; RECIPROCAL EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20050415-0042178; EASEMENTS TO USA OF RECORD IN BOOK 4424, PAGE 967; TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 4424, PAGE 967; AND AGREEMENT FOR DEDICATION OF EASEMENT FOR PUBLIC UTILITY & DRAINAGE OF RECORD IN INSTRUMENT NO. 20051219-0151953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 8230 Rossi Road, Brentwood, Tennessee 37027
(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 12th day of July, 2013.

David Donald Hall

Nicole ~~Litteurelx~~
L'Heureux

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Donald Hall and Nicole Litteurelx, 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 12th day of July, 2013.

Notary Public

My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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