WARRANTY DEED

B-VRES-13-1016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS 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
William M Hagewood,	New owner (NAME)	
1016 1st Avenue North		
(ADDRESS)	(ADDRESS)	082-14-0A-080.00
Nashville, TN 37201		
(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 LAURA LUCI DECK, UNMARRIERD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM M HAGEWOOD,, 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 NO. 1016 OF THE RIVERFRONT CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20051221-0153160, FIRST AMENDMENT IN INSTRUMENT NUMBER 20051228-0155671, SECOND AMENDMENT IN INSTRUMENT NUMBER 20060518-0058640, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAURA LUCI DECK BY QUITCLAIM DEED FROM EUGENE THOMAS PISTILLI (BEING THE SAME PERSON AS EUGENE PISTILLI) OF RECORD AT INSTRUMENT NO. 20120403-0028109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 13, 2012 AND RECORDED ON APRIL 3, 2012.

BEING THE SAME PROPERTY CONVEYED TO LAURA LUCI DECK, MARRIED BY DEED FROM DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2006QS12 OF RECORD AT INSTRUMENT NO. 20090807-0074554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 29, 2009 AND RECORDED ON AUGUST 7, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT INSTRUMENT NUMBER 20051221-0153160, FIRST AMENDMENT IN INSTRUMENT NUMBER 20051228-0155671, SECOND AMENDMENT IN INSTRUMENT NUMBER 20060518-0058640; INSTRUMENT NUMBER 20051216-0151344; BOOK 2303, PAGE 437; BOOK 2098, PAGE 166, BOOK 1112, PAGE 881 AND BOOK 7228, PAGE 400; BOOK 2199, PAGE 537; INSTRUMENT NUMBER 20061229-0161139; INSTRUMENT NUMBER 20090109-0002382; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1016 1st Avenue North, Nashville, Tennessee 37201
(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:T20130061949 DEEDWARR
Recvd: 07/19/13 16:05 2 pgs
Fees:13.00 Taxes:395.90
20130719-0075192

Witness my/our hand(s) this 12th day of July, 2013.

Laura Luci Deck

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA LUCI DECK, 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: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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