WARRANTY DEED

R-CBB-13-2826

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Adam Mauldin	Mortgage Investors Group	
2826 Westwood Ave	8320 East Walker Springs Lane, Suite 200	
Nashville, TN 37212	Knoxville, TN 37923	104-14-0A-007.00
(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 JOSHUA J. DETILLIO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM MAULDIN AND WIFE, CARMEN MAULDIN, 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. 2826, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WESTBROOKE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7341, PAGE 459, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A-2" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA J. DETILLIO BY DEED FROM MITCHELL E. SHEDD, A SINGLE PERSON AND SHANNON ASHLEY WEST, A SINGLE PERSON OF RECORD AT INSTRUMENT NO. 20010712-0074268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 10, 2001 AND RECORDED ON JULY 12, 2001.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED PLAT BOOK 5200, PAGE 794; EASEMENT OF RECORD IN BOOK 4758, PAGE 442, EASEMENT FOR STORM SEWERS OF RECORD IN BOOK 1449, PAGE 47, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2826 Westwood Ave, Nashville, Tennessee 37212
(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 CARRETT, Davidson County
Trans:T20130057331 DEEDWARR
Recvd: 08/06/13 11:20 2 pgs
Fees:13.00 Taxes:773.30
20130806-0082213

Witness my/our hand(s) this 31st day of July, 2013.

Joshua J. Detillio by John Gleaves, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA J. DETILLIO and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA J. DETILLIO.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 5/20/14

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