WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Susan A. Munao
Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 2013.

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

B-RW-13-5601-130

BOX 50-B

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203

PREPARED BY:

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
Susan A. Munao	USB	
5601 Cloverland Drive, Unit 130 (ADDRESS)	(NAME) P. O. Box 371458 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PITTSBURG, PA 15250 (CITY) (STATE) (ZIP)	160-15-0C-024.00-CO

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 JAMES RANDALL DURHAM AND WIFE, TAMMY DURHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN A. MUNAO, AN UNMARRIED WOMAN, 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:

UNIT NO. 130 IN CLOVERLAND HALL, A HORIZONTAL PROPERTY REGIME, LOCATED AT THE CORNER OF OLD HICKORY BOULEVARD, CLOVERLAND DRIVE AND VALLEY VIEW ROAD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF CLOVERLAND HALL, RECORDED IN INSTRUMENT NO. 20021101-0134432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN INSTRUMENT NO. 20021105-0135643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH DOCUMENT REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF CLOVERLAND HALL, CONDOMINIUM APARTMENTS, CONTAINED IN SAID MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN INSTRUMENT NO. 20021105-0135643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES RANDALL DURHAM AND WIFE, TAMMY DURHAM BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC. OF RECORD AT INSTRUMENT NO. 20040528-0063297, DATED MAY 14, 2004 AND RECORDED ON MAY 28, 2004, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20021101-0134432; INSTRUMENT NUMBER 20021105-0135643; INSTRUMENT NUMBER 20090714-0065770; INSTRUMENT 20020925-0116817; BOOK 7686, PAGE 956; 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 5601 Cloverland Drive #130, 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.

BILL GARRETT, Davidson County
Trans:T20130068319 DEEDWARR
Recvd: 08/08/13 14:46 2 pgs
Fees:13.00 Taxes:1184.00
20130808-0083450

Witness my/our hand(s) this 6th day of August, 2013.

James Randall Durham by Rachel Wilson, attorney in fact
James Randall Durham by Rachel Wilson,
Attorney in Fact

Tammy Durham by Rachel Wilson, attorney in fact
Tammy Durham by Rachel Wilson,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared RACHEL WILSON 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 JAMES RANDALL DURHAM and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES RANDALL DURHAM.

Witness my hand and official seal, this the 6th day of August, 2013.

Notary Public
My Commission Expires: 6/28/2016

(SEAL)

PATRICIA J. PARSONS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared RACHEL WILSON 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 TAMMY DURHAM and who acknowledged he/she/they executed the same as the free act and deed of the said TAMMY DURHAM.

Witness my hand and official seal, this the 6th day of August, 2013.

Notary Public
My Commission Expires: 6/28/2016

(SEAL)

PATRICIA J. PARSONS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903