BILL GARRETT, Davidson County
Trans:T20130069897 DEEDWARR
Recvd: 08/14/13 10:17 2 pgs
Fees:13.00 Taxes:906.50

20130814-0085245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: January 9, 2016
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-13-2600-213

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)
Kenneth Wesley Halters (NAME)	SUBC Mortgage Corporation (NAME)	
2600 Hillsboro Pike # 213 (ADDRESS)	9311 San Pedro Ave # 100 (ADDRESS)	117-03-0H-213.00CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	San Antonio, TX 78257 (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, I **RACHEL SAUNDERS DAMPIER (FKA RACHEL L. SAUNDERS), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH WESLEY HALTERS AND WIFE, ALEXANDRA HALTERS,** 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. 213 AND STORAGE SPACE S18, THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0119789, AS AMENDED IN INSTRUMENT NO. 20060210-0016562, AND INSTRUMENT NO. 20060919-0116052, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RACHEL L. SAUNDERS, A SINGLE PERSON BY DEED FROM NASHVILLE ENCLAVE, LP, A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, LP, A TEXAS LIMITED PARTNERSHIP) OF RECORD AT INSTRUMENT NO. 20060406-0039829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2006 AND RECORDED ON APRIL 6, 2006. RACHEL L. SAUNDERS IS ALSO KNOWN AS RACHEL DAMPIER.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBERS 20051005-0119789, 20060210-0016562, 20060919-0116052, 20070919-0111937, 20071002-0117298, 20040312-0028775, 20060228-0022027, 20060406-0039476, 20050926-0115605, 20050928-0116816 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

NOTE: THE SAID RACHEL L. SAUNDERS HAVING SINCE MARRIED AND IS NOW KNOWN AS RACHEDL SAUNDERS DAMPIER. THE SAID PROPERTY IS NOT THE MARITAL RESIDENCE OF WITHIN NAMED GRANTOR.

This is
( ) unImproved
(X) Improved
property known as 2600 Hillsboro Pike # 213 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.

Witness my/our hand(s) this 1st day of August, 2013.

Rachel Saunders Dampier

FL DL # D516-737-79-717-0
exp. 6/17/22

STATE OF FL

COUNTY OF Lake.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Saunders Dampier, 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 ~~1st~~ 3rd day of August, 2013.

Bidyawattie Baijnauth
Notary Public

My Commission Expires: 12/26/14

(SEAL)

BIDYAWATTIE BAIJNAUTH
Notary Public, State of Florida
Commission# EE 46645
My comm. expires December 26, 2014

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