WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071489 DEEDWARR
Recvd: 08/19/13 15:15 2 pgs
Fees:13.00 Taxes:858.40
20130819-0087200

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Waller	FRANKLIN AMERICAN MORTGAGE Co	117-11-0-J 304.00 CO
(NAME)	(NAME)	
2025 Woodmont Blvd. #304	501 CORPORATE CENTRE DR; STE 00	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRIAN E. CARDEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA WALLER, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 304 as shown on the plat or The Hillmont Condominiums, a Horizontal Proprty Regime, filed as Exhibit C to and establish by the Master Deed of record in Instrument No. 20040209-0015685, re-recorded as Instrument No. 20040212-0017074 and as amended in Instrument no. 20050404-003415 and Intrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is heeby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Brian E. Carden, unmarried by Warranty Deed from The Garden Partners, a Tennessee general partnership, recorded on the 22nd day of November, 2004 in Instrument No. 20041122-0139761, in Register's Office of Davidson County, Tennessee

This is: Improved property, known as 2025 Woodmont Blvd. #304 (House Number) (Street) Nashville (P.O. Address) TN (City or Town) 37215 (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 13 day of Aug., 2013.

Brian E. Carden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian E. Carden, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of August, 2013.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTELMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY