BILL GARRETT, Davidson County
Trans:T20130071807 DEEDWARR
Recvd: 08/20/13 11:20 3 pgs
Fees:18.00 Taxes:1010.10
20130820-0087619

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $273,000.00. Julie Elizabeth Wilbeck Affiant Subscribed and sworn to before me, this 19th day of August, 2013. JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2017 Notary Public My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julie Elizabeth Wilbeck 2824 Woodlawn Dr. Nashville, TN 37215	SAME	104-14-0F-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Trisha Torrado f/k/a Trisha Gramata, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie Elizabeth Wilbeck, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Woodlawn Court Condominiums of record in Plat Book 6900, pages 862 and 863, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, as amended in Instrument No. 20020911-0110792, said Register's Office.

Being the same property conveyed to Trisha Gramata, unmarried, by deed dated May 14, 2005 from David Elizandro and wife, Sabina Elizandro, of record in Instrument No. 20050609-0066059, Register's Office for Davidson County, Tennessee. The said Trisha Gramata has since married and is now known as Trisha Torrado.

Rene Torrado joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Trisha Torrado.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, pages 862 and 863, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Woodlawn Court Condos Condominiums, of record in Book 7792, page 360, as amended in Instrument No. 20020911-0110792, Register's Office for said County.

4. Storm Water Detention Agreement of record in Book 7264, page 166, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2824 Woodlawn Dr., Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 19th day of August, 2013.

Trisha Torrado

Rene Torrado by Trisha Torrado his attorney-in-fact

Rene Torrado by Trisha Torrado, his Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20130820 0087618, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trisha Torrado, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of August, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Trisha Torrado, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Rene Torrado, and who acknowledged that she executed the same as the free act and deed of the said Rene Torrado.

Witness my hand and official seal this 19th day of August, 2013.

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016