BILL GARRETT, Davidson County
Trans:T20130076200 DEEDWARR
Recvd: 09/04/13 09:15 2 pgs
Fees:13.00 Taxes:1145.15
20130904-0092883

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. TOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-RH-13-409

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)
Carlos F. Lopez (NAME)	**Franklin American Mortgage Company** (NAME)	**82-9-T-2.00 CO**
2009 21st Avenue S Apt. 10 (ADDRESS)	**501 Corporate Centre Dr. Suite 400** (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (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 **BRANDI ELIZABETH HILL AND HUSBAND, RONNIE HILL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARLOS F. LOPEZ AND OLESYA A. LESKEL, HUSBAND AND WIFE,** 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 2, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT 20100804-0061209, AMENDED AT INSTRUMENT NO. 20111020-0081623, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BRANDI ELIZABETH HILL AND HUSBAND, RONNIE HILL BY WARRANTY DEED FROM GERMANTOWN STATION HOMES, LLC, RECORDED ON THE 21ST DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111221-0099547, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209 AMENDED IN INSTRUMENT NO. 20111020-0081623; CHARTER OF RECORD IN INSTRUMENT NO. 20101119-0092835; EASEMENT OF RECORD IN INSTRUMENT NO. 20070919-0111969; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20070919-0112010 AND INSTRUMENT NO. 20100621-0047868; CONDITION SET OUT IN QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20100722-0057467 AND INSTRUMENT NO. 20100722-0057648 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **409 Van Buren Street Nashville, Tennessee 37208**
(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 28th day of August, 2013.

Brandi Elizabeth Hill

Ronnie Hill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandi Elizabeth Hill and Ronnie Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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