WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-RW-13-5601-125

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
Brenda C. Sluss	NEW OWNER (NAME)	
5601 Cloverland Drive #128 (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	160-15-C-23.00 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, I/we JAMES RANDALL DURHAM AND TAMMY DURHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA C. SLUSS, MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:UNIT NO. 128 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., RECORDED ON THE 4TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040604-0066349, IN THE REGISTER'S OFFICE OF 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 NO. 20090714-0065770; INSTRUMENT NO. 20021105-0135643; BOOK 7868, PAGE 956 AND INSTRUMENT NO. 20021101-0134432; INSTRUMENT NO. 20020925-0116817, 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 #128, 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:T20130076231 DEEDWARR
Recvd: 09/04/13 09:37 2 pgs
Fees:13.00 Taxes:1204.35
20130904-0092924

Witness my/our hand(s) this 26th day of August, 2013.

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

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

STATE OF Tennessee
COUNTY OF Williamson

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 26th day of August, 2013.

Notary Public
My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

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 26th day of August, 2013.

Notary Public
My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903