BILL GARRETT, Davidson County
Trans:T20130079958 DEEDWARR
Recvd: 09/16/13 12:40 2 pgs
Fees:13.00 Taxes:1258.00

20130916-0097256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Monica Wallis Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2013.

Megan Pallus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PALLUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-13-2600-216

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)
Monica Wallis Campbell (NAME)	Cornerstone Home Lending, Inc. (NAME)	
2600 Hillsboro Pike #216 (ADDRESS)	1177 West Loop South #200 (ADDRESS)	117-03-0H-216.00-CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Houston, TX 77027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **WRIGHT B. LAUTEN, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MONICA WALLIS CAMPBELL and DALE S. CAMPBELL, WIFE AND HUSBAND,** hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 216 OF THE ENCLAVE AT HILLSBORO VILLAGE, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING THE ENCLAVE AT HILLSBORO VILLAGE OF RECORD IN INSTRUMENT NUMBER 20051005-0119789, AS AMENDED IN INSTRUMENT NO. 20060210-0016562, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL 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 THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN G. LAUTEN, MARRIED, BY SPECIAL WARRANTY DEED FROM NASHVILLE ENCLAVE, LP., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP) OF RECORD AT INSTRUMENT NO. 20060614-0070532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 5, 2006 AND RECORDED ON JUNE 14, 2006.

SAID STEPHEN G. LAUTEN HAVING SINCE DIED ON JANUARY 8, 2011, SAID PROPERTY WAS DEVISED TO WRIGHT B. LAUTEN PURSUANT TO THE LAST WILL AND TESTAMENT OF STEPHEN G. LAUTEN OF RECORD IN CASE NO. 2011-0114 IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA. FURTHER BEING THE SAME PROPERTY CONVEYED TO WRIGHT B. LAUTEN BY PERSONAL REPRESENTATIVES' QUITCLAIM DEED FROM BRIAN P. LAUTEN AND WRIGHT B. LAUTEN, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF STEPHEN G. LAUTEN OF RECORD AT INSTRUMENT NO. 20110829-0066332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2011 AND RECORDED ON AUGUST 29, 2011.

FURTHER BEING THE SAME PROPERTY CONVEYED TO WRIGHT B. LAUTEN BY QUITCLAIM DEED FROM BRIAN P. LAUTEN OF RECORD IN INSTRUMENT NO. *20130916-0097254, SAID REGISTER'S OFFICE, AND TO WRIGHT B. LAUTEN BY QUITCLAIM DEED FROM NANCY RAST LAUTEN OF RECORD IN INSTRUMENT NO. 20130916-0097255, SAID REGISTER'S OFFICE, TO CONVEY ANY AND ALL INTEREST THEY MAY HAVE IN SAID PROPERTY PURSUANT TO THE AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20130916-0097252, AND IN INSTRUMENT NO. *20130916-0097253, SAID REGISTER'S OFFICE. THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF ANNA MELTON LAUTEN, SPOUSE OF WRIGHT B. LAUTEN.

This conveyance is subject to a) 2013 property taxes and subsequent, which are assumed by the grantee(s) herein; b) instruments of record in Instrument No. 20060406-0039476; Instrument Number 20051005-0119789, as amended by instrument(s) of record in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; Instrument Nos. 20050926-0115605 and Instrument No. 20050928-0116816; Instrument Number 20110829-0066332, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

ALSO KNOWN AS 2600 HILLSBORO PIKE #216, NASHVILLE TN 37212

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 2600 Hillsboro Pike #216 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 hand this 10th day of September, 2013.

Wright B. Lauten

STATE OF MS

COUNTY OF Lamar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wright B. Lauten, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of September, 2013.

Tara M. Freeman
Notary Public

My Commission Expires:

(SEAL)

TARA M FREEMAN
NOTARY PUBLIC
ID No. 74334
My Comm Expires
July 1, 2016
STATE OF MISSISSIPPI
LAMAR COUNTY

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