BILL GARRETT, Davidson County
Trans: T20130083251 DEEDWARR
Recvd: 09/26/13 11:28 2 pgs
Fees: 13.00 Taxes: 268.25

20130926-0101097

WARRANTY DEED

R-VRES-13-810-304

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Wendy M Roth
Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-01-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Wendy M. Roth	Synovus Mortgage Corporation	
810 Bellevue Rd Apt 304	(NAME) 2204 Lakeshore Drive, Suite 325	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35209	142-06-0B-304.00
(CITY) (STATE) (ZIP)	(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 JUANITA GREEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WENDY M. ROTH, UNMARRIED, 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 NO. 304, BUILDING NO. 57, AND GARAGE ON THE PLAN OF "PEPPERTREE", CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN PLAT BOOK 4675, PAGE 128-130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JUANITA GREEN, UNMARRIED BY DEED FROM SHERRY L. THOMAS, UNMARRIED, BY EMILY THOMAS, ATTORNEY IN FACT OF RECORD AT INSTRUMENT NO. 20040213-0017235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 10, 2004 AND RECORDED ON FEBRUARY 13, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4675, PAGE 128 THROUGH 130; BOOK 4834, PAGE 257 THROUGH 312, AS AMENDED IN BOOK 4984, PAGE 174, BOOK 5045, PAGE 800, BOOK 5086, PAGE 80 AND BOOK 5259, PAGE 5; BOOK 4836, PAGE 610, 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 810 Bellevue Rd Apt 304, Nashville, Tennessee 37221
(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 19th day of September, 2013.

Juanita Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita Green, 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/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

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

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