Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File # 25433-3
Box 14

BILL GARRETT, Davidson County
Trans:T20130084056 DEEDWARR
Recvd: 09/30/13 08:42 3 pgs
Fees:18.00 Taxes:621.23
20130930-0102125

WARRANTY DEED

G-AVE-13-3508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Ross Proffitt	Mortgage Investors Group	
3508 Steffisburg Drive	8320 E. Walker Springs Lane, Ste. 200	
Nashville, TN 37211	Knoxville, TN 37923	161150B09200CO
(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 FORREST LEE WILSON AND ASHLEY WILSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSS PROFFITT, AN UNMARRIED MAN, AND ANN C. BRIGHT, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, 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. 255 TOGETHER WITH THE PRIVATE ELEMENTS APPURTENANT THERETO, ON THE PLAN OF ROSEMONTE, PHASE 2 (HEREINAFTER REFERRED TO AS THE "PLAN"), A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY MASTER DEED OF ROSEMONTE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20051117-0138877, AND FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070517-0059078, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE. REFERENCE IS HEREBY MADE TO THE PLAN OF ROSEMONTE TOWNHOMES, SHOWN ON EXHIBIT "B" TO THE FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070517-0059078, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO FORREST LEE WILSON AND ASHLEY WILSON, HUSBAND AND WIFE BY WARRANTY DEED FROM MACS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 16TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091116-0104963, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 6250, PAGE 763, SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 6749, PAGE 640 AND BOOK 6900, PAGE 806 AND BOUNDARY PLAT IN INSTRUMENT NO. 20021107-0137236; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20051122-0141352; MASTER DEED OF RECORD IN INSTRUMENT NO. 20051117-0138877, AMENDED IN INSTRUMENT NO. 20070517-0059078, AND EXHIBIT "B" TO THE FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20070517-0059078; GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 2400, PAGE 596; EASEMENT TO COMCAST OF RECORD IN INSTRUMENT NO. 20091020-0096978; PERMANENT EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES OF RECORD IN BOOK 4730, PAGE 607; AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 6710, PAGE 495; AGREEMENT FOR DEDICATION OF EASEMENT FOR WATER DISTRIBUTION LINES AND ACCESS ROAD OF RECORD IN INSTRUMENT NO. 20020919-0114212; AND STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20021104-0134971, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

aw

unimproved ( )
This is improved (X) property, known as 3508 Steffisburg Drive, Nashville, Tennessee 37211
(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 26th day of September, 2013.

Forrest Lee Wilson

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Forrest Lee Wilson, 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 26th day of September, 2013.

Notary Public

My Commission Expires: 9-3-2014

(SEAL)

KATHLEEN SUE KOLITZ
Notary Public, State of Texas
My Commission Expires
September 03, 2014

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

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 26th day of September, 2013.

Ashley Wilson

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Wilson, 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 26th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
Peggie Gaskamp
My Commission Expires
03/28/2016

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