WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096109 DEEDWARR
Recvd: 11/12/13 10:23 2 pgs
Fees:13.00 Taxes:129.50

20131112-0116604

JTG-13-515

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH 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
David Walker	new owner (NAME)	
515 Basswood Avenue, Unit H-83 (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	90-11-A-83.00 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 FRANCES C. MILLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID WALKER, 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. H-83, ROCK HARBOR CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4400, PAGE 71, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6153, PAGE 421, AMENDED IN BOOK 6162, PAGE 251 AND BOOK 7369, PAGE 206, 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 BY QUITCLAIM DEED FROM EDWARD P. MILLER TO FRANCES C. MILLER AS RECORDED ON THE 10TH DAY OF OCTOBER, 1995 IN DEED BOOK 9823, PAGE 536 AND WARRANTY DEED FROM SYLVAN INVESTMENTS, INC. TO EDWARD P. MILLER AND FRANCES C. MILLER, AS TENANTS IN COMMON AS RECORDED ON THE 3RD DAY OF NOVEMBER, 1993 IN DEED BOOK 9138, PAGE 599, 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 PLAT BOOK 4460, PAGE(S) 71; BOOK 6153, PAGE 448, AMENDED IN BOOK 6896, PAGE 661 AND INSTRUMENT NOS. 20060712-0083758 AND 20100121-0005427; BOOK 6145, PAGE 762; BOOK 6153, PAGE 421, AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6162, PAGE 251, BOOK 7369, PAGE 206 AND APPOINTMENT OF SUCCESSOR TRUSTEE RECORDED AT INSTRUMENT NO. 20060109-0002574; BOOK 4196, PAGE 206; BOOK 2147, PAGE 42; BOOK 4664, PAGE 21, 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 515 Basswood Avenue, Unit H-83, Nashville, Tennessee 37209
(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 5th day of November, 2013.

Frances C. Miller
Frances C. Miller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES C. MILLER, 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 5th day of November, 2013.

Notary Public
My Commission Expires:
(SEAL)



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