WARRANTY DEED

G-USAA-13-3127

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/6/16
(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
Deborah J. Wolenberg	Atlantic Bay Mortgage Group LLC	
2801 St. Regis Drive	(NAME) 596 Lynnhaven Parkway, Ste 200	
(ADDRESS) Richmond, VA 23236	(ADDRESS) Virginia Beach, VA 23452	104-2-1-A-310.00 CO
(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 ROBERT D. HOLLIS III AND DEBORAH J. HOLLIS, HUSBAND AND WIFE AND KEVIN HOLLIS, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH J. WOLENBERG AND STEVEN J. WOLENBERG, WIFE AND HUSBAND, 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:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 310 OF PARK WEST COURT, A CONDOMINIUM DEVELOPMENT AS ESTABLISHED BY THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050714-0081900 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS SHOWN ON EXHIBIT "D" TO SAID MASTER DEED. SAID UNIT ALSO BEING SHOWN AS PART OF THE PLAN OF RECORD AS EXHIBIT "C" OF SAID MASTER DEED, AS AMENDED BY INSTRUMENT NO. 20061030-0134372.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. HOLLIS, III AND WIFE, DEBORAH J. HOLLIS AND KEVIN HOLLIS, A SINGLE MAN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM PARTHENON PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 1ST DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070301-0025531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050714-0081900 AS AMENDED IN INSTRUMENT NO. 20061030-0134372; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20050707-0078752; EASEMENT OF RECORD IN INSTRUMENT NO. 20050913-0110219; EASEMENT OF RECORD IN BOOK 712, PAGE 120 AND BOOK 898, PAGE 758; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050913-0109997; APPLICATION OF COMBINE PARCELS OF RECORD IN INSTRUMENT NO. 20050728-0088338; GRANT OF EASEMENTS OF RECORD IN BOOK 11602, PAGE 445; RESTRICTIONS OF RECORD IN BOOK 647, PAGE 310, BOOK 498, PAGE 281 AND BOOK 573, PAGE 53; ACCESS EASEMENT OF RECORD IN INSTRUMENT NO. 20040430-0049497 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3127 Long Blvd Apt. 310, Nashville, Tennessee 37203
(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:T20140002879 DEEDWARR
Recvd: 01/14/14 10:46 2 pgs
Fees:13.00 Taxes:1047.10
20140114-0003612

Witness my/our hand(s) this 10th day of January, 2014.

Robert D. Hollis III by John Gleaves,
Attorney in Fact

Deborah J. Hollis by John Gleaves,
Attorney in Fact

Kevin Hollis by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES 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 ROBERT D. HOLLIS III AND DEBORAH J. HOLLIS, AND KEVIN HOLLIS and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT D. HOLLIS III AND DEBORAH J. HOLLIS, AND KEVIN HOLLIS.

Witness my hand and official seal, this the 10th day of January, 2014.

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