WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140007685 DEEDWARR
Recvd: 02/03/14 12:50 2 pgs
Fees: 13.00 Taxes: 758.50

20140203-0009381

G-LM-13-600-15

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Shelby L. Talbott
Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2014.

C. Yarney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. YARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

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
Shelby L. Talbott	Legacy Home Loans LLC (NAME)	
600 Garfield Street #15	4025 Hillsboro Rd #601 (ADDRESS)	
Nashville, TN 37208	Nashville TN 37215 (CITY) (STATE) (ZIP)	081080R01600CO
(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, I/we DEREK C. THOMASSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHELBY L. TALBOTT, 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. 15 AS SHOWN ON THE PLAN OF 600 GARFIELD, A TOWNHOME DEVELOPMENT, FILED AS EXHIBIT B TO, AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20081223-0122393 AND AMENDED IN INSTRUMENT NOS. 20100517-0037813 AND 20111116-0089694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DEREK C. THOMASSON, A SINGLE PERSON BY WARRANTY DEED FROM DOUBLE A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 25TH DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110225-0015581, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 105, BOOK 8167, PAGE 491, AND IN INSTRUMENT NUMBERS 20081223-0122393 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20100517-0037813 AND 20111116-0089694; 20080317-0026307; 20090721-0068094; 20080317-0026281, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 600 Garfield Street #15, Nashville, Tennessee 37208
(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 29th day of January, 2014.

Derek C. Thomasson

STATE OF Tennessee
COUNTY OF Davidson

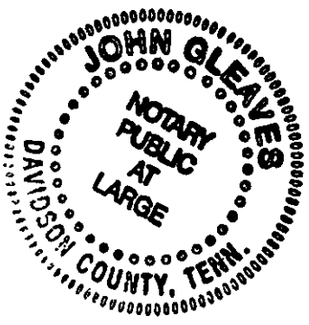
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek C. Thomasson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of January, 2014.

Notary Public

My Commission Expires: 5/2014

(SEAL)



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