BILL GARRETT, Davidson County
Trans:T20140014978 DEEDWARR
Recvd: 03/05/14 09:50 2 pgs
Fees:13.00 Taxes:443.63

20140305-0018380

WARRANTY DEED

B-CBB-14-317

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Tammy S. Livingston	Mortgage Investors Group	
317 Doe Ridge Court	(NAME) 8320 East Walker Springs Lane, #200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 37923	122-01-0A-381.00 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 REBEKAH P. CASHIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY S. LIVINGSTON, AN UNMARRIED WOMAN, 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. 47, AS SHOWN ON THE PLAN OF WOODLAND POINTE, SECTION 9, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT B TO AND ESTABLISHED BY THE DECLARATION OF RECORD IN INSTRUMENT 200010110101044 AND AS AMENDED IN INSTRUMENT 200207250089575, 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 THE DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION TO REBEKAH P. CASHIN, UNMARRIED AS RECORDED ON THE 4TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120404-0028592; WARRANTY DEED FROM KATHERINE L. STEVENS FKA KATHERINE L. OAKES, MARRIED AND JON STEVENS, HUSBAND OF KATHERINE L. STEVENS TO PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION AS RECORDED ON THE 5TH DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120305-0018926 AND WARRANTY DEED FROM JEREMY D. THARP AND DAWN MARIE KLEINERT TO KATHERINE L. OAKES, UNMARRIED AS RECORDED ON THE 27TH DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081027-0106976, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20001011-0101044, INSTRUMENT NO. 20020725-0089575, INSTRUMENT NO. 20000607-0056981; INSTRUMENT NO. 20080104-0001237, AMENDED AT INSTRUMENT NOS. 20080521-0052236 AND 20120518-0043315; INSTRUMENT NO. 20001013-0102000, INSTRUMENT NO. 20020222-0022863; BOOK 8332, PAGE 982; INSTRUMENT NO. 20000612-0058346; INSTRUMENT NO. 20110328-0023393, 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 317 Doe Ridge Court, Nashville, Tennessee 37214
(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 27th day of February, 2014.

Rebekah P. Cashin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEKAH P. CASHIN, 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 27th day of February, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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