File Box 8

WARRANTY DEED

B-KW-13-7301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: March [illegible] (AFFIX SEAL)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3 2015

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
Alison Darling	Capstar Bank d/b/a Farmington Mortgage a Tennessee Chartered Bank	
7301 Althorp Way (ADDRESS)	2002 Richard Jones Rd. #300A (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	173-09-0-A 111.00CO

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 STEPHEN R. PELLAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALISON DARLING, _____, 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 LOT NO. 1, ON THE PLAN OF REVISION ONE, SECTION TWO, LENOX VILLAGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020731-0091872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JON L. QUYLE, UNMARRIED AND STEPHEN R. PELLAND, UNMARRIED, WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED DATED 12/30/2003 FROM NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION OF RECORD IN INSTRUMENT 200401060002170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO STEPHEN R. PELLAND, UNMARRIED BY QUIT CLAIM DEED DATED 05/25/2012 FROM JON L. QUYLE, UNMARRIED OF RECORD IN INSTRUMENT 201206010047399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT 20020315-0032825; INSTRUMENT 20020315-0032826; INSTRUMENT 200207310091872; BOOK 7361, PAGE 230, INSTRUMENT 20020408-0042676 AND INSTRUMENT 20050822-0099609; INSTRUMENT 20010103-0000902; INSTRUMENT 20011129-0130322; INSTRUMENT 20130916-0097049; INSTRUMENT 20020412-0045831,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 7301 Althorp Way, 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.

BILL GARRETT, Davidson County
Trans:T20140022555 DEEDWARR
Recvd: 04/03/14 13:16 2 pgs
Fees:13.00 Taxes:740.00

20140403-0027810

Witness my/our hand(s) this 28th day of March, 2014.

Stephen R. Pelland

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN R. PELLAND, 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 28th day of March, 2014.

Notary Public
My Commission Expires:
(SEAL)

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