WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053936 DEEDWARR
Recvd: 07/06/15 09:53 2 pgs
Fees:13.00 Taxes:981.24
20150706-0064717

P-AVE-15-3818-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Kristen Rizzo	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
3818 West End Ave, #209	**2002 Richard Jones Road Suite 300A**	**104090K20900CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(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, I/we **BEVERLY ELDER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTEN RIZZO, 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. 209 on the Plan of The Montclair, according to the Master Deed of record in Book 7332, Page 380 and as amended in Book 7902, Page 113, Instrument No. 200212310162451 and Instrument No. 200301120005471, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Beverly Elder by Warranty Deed from Andre J. LaFreniere, married, recorded on the 24th day of November, 2009 in Instrument No. 20091124-0108151, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 6900, Page 954;
- Covenants, Conditions and Restrictions of record in Book 6846, Page 838;
- HOA Charter of record in Book 7887, Page 462;
- Master Deed of record in Book 7332, Page 380 , as amended in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471;
- Easement for Ingress/Egress of record in Book 6846, Page 833 and Book 6881, Page 926;
- Easement recorded in Book 7902, Page 145; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3818 West End Ave, #209, Nashville, Tennessee 37205**.

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 the 30th DAY OF JUNE, 2015.

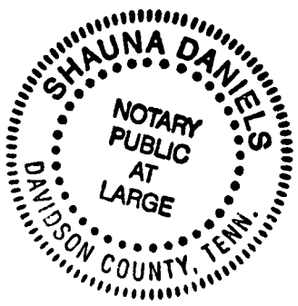
Beverly Elder by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 BEVERLY ELDER, and who acknowledged he executed the same as the free act and deed of the said BEVERLY ELDER.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212