WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00.

Affiant

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

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

Notary Public

MY COMMISSION EXPIRES: 7-2-2018
(AFFIX SEAL)

O-VRES-15-209-T

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)
Huretta Trull	CMG	
(NAME)	(NAME)	
209 Nashboro Greens Court	3160 Crow Canyon RD Suite 400	**135-11-0C-083.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3929	San Ramon CA 94583	
(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 **JOSEPH M. CONLEY, JR., UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HURETTA TRULL,** 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. 240 on the Plan of Horizontal Property Regime Private Element Plat Nashboro Village - Tract 18, Phase Two of record in Plat Book 9700, Page 968 and amended by Instrument No. 20010423-0039877, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph M. Conley, Jr., unmarried by Warranty deed from Jacob Lee McCauley and wife, Glendia E. McCauley of record in Instrument No. 20090223-0015498 Register's Office for Davidson County, Tennessee, dated February 13, 2009 and recorded on February 23, 2009.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 968, as amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Greens Homeowner's Association, Inc. of record in Book 11703, Page 581, as amended in Instrument Number 200006270063887 and Instrument Number 20070118-0007533, as supplemented in Instrument Number 20021211-0152723 and as consented to in Instrument Number 20010322-0027767, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Nashboro Village of record in Book 4827, Page 14, as supplemented in Instrument Number 20001031-0108075, Register's Office for Davidson County, Tennessee.
- Terms and Provisions of Lease by and between WDN Properties, LTD, lessor, and WEB Service Company, Inc., lessee, dated August 7, 1997, of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 5563, Page 5, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010314-0024179, Register's Office for Davidson County, Tennessee.
- License to Use Fitness Center and Swimming Pools, of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.
- Charter of The Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas, of record in Instrument Number 20001010-0100361, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Nashboro Greens Court , Nashville, Tennessee 37217-3929**.

BILL GARRETT, Davidson County
Trans:T20150102828 DEEDWARR
Recvd: 12/04/15 14:00 2 pgs
Fees:13.00 Taxes:562.03
20151204-0122543

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 25th DAY OF November, 2015.

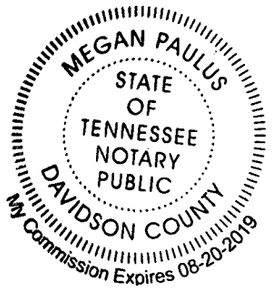
Joseph M. Conley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. CONLEY, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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