WARRANTY DEED

P-BR-16-117-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD 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)
Rene Inman	same address	
(NAME)	(NAME)	**171-02-0A-027.00-CO**
117 Villa View Court	as new owner	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANNIE RUTHERFORD MIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENE INMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 27, on the Condominium Site Plan of Brentwood Villa, Phase I, as shown by plat of record in Plat Book 6900, Page(s) 4 & 5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeannie Rutherford by Warranty deed from Megan L. McClarty of record in Instrument No. 20071101-0129063 Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on November 01, 2007. The said Jeannie Rutherford being one and the same, and now known, as Jennie Rutherford Min.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 4 and 5;
- Master Deed of record in Book 6923, Page 943, Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18 and amended in Book 7266, Page 84 and Book 7423, Page 574;
- HOA By-Laws of record in Book 6923, Page 986, Book 7423, Page 567 and Book 8074, Page 564;
- HOA Charter of record in Book 6936, Page 895, as amended in Book 7998, Page 249, and Book 8267, Page 270;
- Easement of record in Book 5155, Page 164;
- Stormwater Detention Agreement of record in Book 6385, Page 814;
- Grant of Easement of record in Instrument No. 20120124-0006661, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **117 Villa View Court, Brentwood, Tennessee 37027**.

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:T20160036643 DEEDWARR
Recvd: 05/03/16 13:00 2 pgs
Fees:13.00 Taxes:787.73
20160503-0043508

Witness my/our hand(s) this the 25th DAY OF APRIL, 2016.

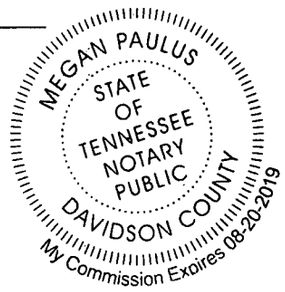
Jeannie Rutherford Min

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNIE RUTHERFORD MIN, 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 25th of April, 2016.

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



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

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127