WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160039039 DEEDWARR
Recvd: 05/10/16 15:59 2 pgs
Fees: 13.00 Taxes: 1112.59
20160510-0046566

J-ER-16-940

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,700.00.

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.23.2016
(AFFIX SEAL)

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)
Christine Quillin	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	**118-05-0A-049.00-CO**
940 Gale Lane #134	8320 E. WALNUT SPRINGS LN. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	KNOXVILLE, TN 37923	
(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, **CINDY M. ALBERHASKY, TRUSTEE OF THE CINDY M. ALBERHASKY REVOCABLE TRUST DATED JULY 12, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINE QUILLIN, 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:

Land in Davidson County, Tennessee, being a Lot designated as Building 10-B, Unit 134, and further identified as Parcel Number 49, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, 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 Cindy M. Alberhasky, Trustee, or any successors in trust, under the Cindy M. Alberhasky Revocable Trust dated July 12, 2012 by Warranty deed from Mark Alberhasky, who incorrectly took title as Cindy Alberhaskey, husband and wife, and Brandon Alberhasky, who incorrectly took title as Brandon Alberhaskey of record in Instrument No. 20120924-0086356 Register's Office for Davidson County, Tennessee, dated August 18, 2012 and recorded on September 24, 2012.

This conveyance is subject to:
- Taxes for the year 2016,.
- All matters shown on the Plan of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4611, Page 682, amended in Book 4710, Page 244 and in Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 4611, Page 674; Book 4711, Page 48; Instrument Nos. 20031107-0163682 and 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692 and Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowner's Association of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **940 Gale Lane #134, Nashville, Tennessee 37204**.

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 5th DAY OF MAY, 2016.

Cindy M. Alberhasky, Trustee of the Cindy M. Alberhasky Revocable Trust dated July 12, 2012

BY: Cindy M Alberhasky, Trustee
Cindy M. Alberhasky, Trustee

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy M. Alberhasky, Trustee of Cindy M. Alberhasky, Trustee of the Cindy M. Alberhasky Revocable Trust dated July 12, 2012 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of May, 2016.

Notary Public

STEVEN BORECKY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 31, 2016

My Commission Expires:
July 31, 2016

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