Davidson County DEEDWARR
Recvd: 05/20/04 09:23 2pgs
Fees:13.00 Taxes:573.50

20040520-0059180

WARRANTY DEED

G-BWE-04-0214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and Sworn to before me this 13th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kyle Allen	Union Planters (NAME)	
214 Garrett Drive (ADDRESS)	1900 Charles Bryan Rd. (ADDRESS)	147-2-90
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (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, we CYNTHIA L. STASHENKO AND HUSBAND, GREGG J. STASHENKO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KYLE ALLEN AND WIFE, COURTNEY ALLEN, 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. 161 on the Plan of Caldwell Hall, Section One, Revised, of record in Book 2900, page 58, amended by surveyors certificate of correction in Book 3030, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal desscription thereof.

BEING the same property conveyed to Cynthia L. Stashenko and husband, Gregg J. Stashenko by deed dated December 18, 2000 and filed for record January 3, 2001 in Instrument No. 20010103-0001155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 214 Garrett Drive, 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.

Witness my/our hand(s) this 13th day of May, 2004.

Cynthia L. Stashenko

Cynthia L. Stashenko

Gregg J. Stashenko

Gregg J. Stashenko

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia L. Stashenko and Gregg J. Stashenko, 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 pruposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2004.

Notary Public

My Commission Expires: 5/30/

(SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615/383.2903

5409 Maryland Way
Ste. 120
Brentwood, TN 37027