Davidson County DEEDWARR
Recvd: 11/08/05 13:00 2 pgs
Fees:13.00 Taxes:425.50

20051108-0135318

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2005.

Notary Public

My Commission Expires NOVEMBER 22, 2008 EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM LARSON DAVIDSON COUNTY, TENN.

G-LB-05-3305

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
Estella, LLC	New Owner (NAME)	
3305 Shakertown Court		150-3-53
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, we JOHN B. LIVINGSTON,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ESTELLA, LLC, 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. 42 ON THE PLAN OF THE COUNTRY SUBDIVISION, SECTION 2, OF RECORD IN BOOK 5050, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. LIVINGSTON, UNMARRIED BY WARRANTY DEED FROM MITCHELL T. STEPHENS AND WIFE, HELEN M. STEPHENS, RECORDED THE 5TH DAY OF JULY, 1994 IN DEED BOOK 9397, PAGE 228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5050, page 40 and Book 5111, page 606, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3305 Shakertown Court, Antioch, Tennessee 37013
(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 1st day of November, 2005.

John B. Livingston

STATE OF Tennessee
COUNTY OF Davidson

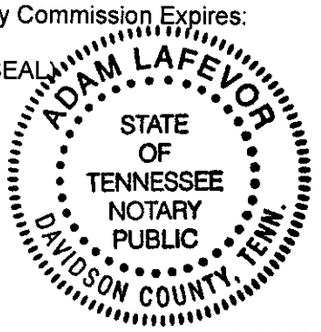
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Livingston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903