Davidson County DEEDWARR
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Fees:13.00 Taxes:407.00

20060324-0034068

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-MFR-06-3520

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
Mary Frances Rudy	New Owner (NAME)	
3520 West End Avenue, Unit 2 (ADDRESS)	2012 21st Ave. South (ADDRESS)	104-9E-2.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 OSAMAH JASSEM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, UNMARRIED, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2 ON THE PLAN OF RICHLAND PLACE CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 570, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO OSAMAH JASEM, A SINGLE PERSON BY WARRANTY DEED FROM BRUCE HARDIN, RECORDED THE 31ST DAY OF OCTOBER, 1994 IN DEED BOOK 9505, PAGE 604, 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 of record in Book 5200 at Page 570, Book 6100 at Page 252, Book 6100 at Page 222, Book 6098 at Page 374, and Book 8417 at Page 428.

unimproved ( )
This is improved (X) property, known as 3520 West End Avenue, Unit 2, Nashville, Tennessee 37205
(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 15th day of March, 2006.

Osamah ~~Jassem~~ Jasem

STATE OF Tennessee
COUNTY OF Davidson Jasem

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Osamah ~~Jassem~~, 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 15th day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903