Return to:

Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214

WARRANTY DEED

R-FIVE-06-1209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,250.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/27/10
(AFFIX SEAL)

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick G. Cassidy	Patrick G. Cassidy (NAME)	
1209 Katie Avenue	1134 Glenbrook Drive ~~2713 Hemingway Dr.~~ (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin ~~Nashville~~ TN 37064 ~~37215~~ (CITY) (STATE) (ZIP)	71-14-15.00

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 KAREN STEVENS MATT FOSTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK G. CASSIDY, 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 ALL OF LOT NO. 23, ON THE PLAN OF THE W.G. BUSH TRACT, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 421, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KAREN STEVENS, MARRIED, BY QUITCLAIM DEED FROM NORMA STEVENS, A WIDOW, RECORDED OCTOBER 24, 2005 IN INSTRUMENT NO. 20051024-0127902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KAREN STEVENS IS MARRIED. HER HUSBAND, MATT FOSTER, JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 24, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1209 Katie Avenue, Nashville, Tennessee 37207
(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.

Davidson County DEEDWARR
Recvd: 07/14/06 11:01 2 pgs
Fees:13.00 Taxes:245.13
20060714-0084981

Witness my/our hand(s) this 29th day of June, 2006.

Karen Stevens

Matt Foster

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Stevens and Matt Foster, 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 29th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903