Davidson County DEEDWARR
Recvd: 04/05/07 13:52 2 pgs
Fees:13.00 Taxes:126.17

20070405-0041116

WARRANTY DEED

G-RE-07-270E-7

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,100.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

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

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
Studland Bay, LLC	Norma Tavalrud-Bay (NAME)	
530 Little Collins St. Ste. 1206 (ADDRESS)	530 Little Collins St. Ste. 1206 (ADDRESS)	
Melbourne Vic, Australia (CITY) (STATE) (ZIP) 3000	Melbourne Vic, Australia (CITY) (STATE) (ZIP) 3000	133-16A-41.00 CO

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 JAMES U. RUST IV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STUDLAND BAY, 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 Unit E-7, BARCELONA CONDOMINIUM (NOW HARDING GLEN CONDOMINIUMS), as established under Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814 and Book 11509, Page 965, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to James U. Rust, IV, an unmarried person by Warranty Deed from Mark A. Pody and wife, Barbara L. Pody, recorded on the 29th day of May, 2003 in Instrument No. 20030529-0072815, 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, page 410; Book 6400, page 839-841; Book 6400, page 844; Book 9723, page 68; Book 11509, page 966; Book 6400, page 801; Book 9327, page 814; Book 11509, page 965; Book 6400, page 581; Book 5868, page 422; Inst. No. 20030624-0086638; Inst. No. 20010329-0030288, Register's Office.

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive #E-7, 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 27th day of March, 2007.

James U. Rust IV

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James U. Rust IV, 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 27th day of March, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



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