Davidson County DEEDWARR
Recvd: 05/04/07 10:47 2 pgs
Fees:13.00 Taxes:436.60

20070504-0053695

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

R-FSR-07-1900

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Robert Payne	Robert Payne	
P.O. Box 158388 (ADDRESS)	P.O. Box 158388 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	117-15A-176.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER J. HASBROUCK, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE REVOCABLE HASBROUCK LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT PAYNE AND WIFE, TERESA PAYNE, 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 NO. S-8, THE GREEN HILLS TERRACE, OF RECORD IN PLAT BOOK 5200, PAGE 64 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER J. HASBROUCK, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE REVOCABLE HASBROUCK LIVING TRUST, DATED NOVEMBER 18, 1999 BY WARRANTY DEED FROM CHRISTOPHER J. HASBROUCK, RECORDED ON THE 22ND DAY OF NOVEMBER, 1999 IN DEED BOOK 11749, PAGE 980, 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 in Plat Book 5200, Page 64; By-Laws of record in Book 5304, Page 745; Master Deed of record in Book 5304, Page 702, Book 7841, Page 557 and Book 9830, Page 181; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569; Dedocation of Common Area of record in Book 4320, Page 896; Overhang Easement of record in Book 4317, Page 162, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road, Unit S-8, Nashville, Tennessee 37215
(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 April, 2007.

Christopher J. Hasbrouck, Trustee

Christopher J. Hasbrouck, Trustee of the revocable Hasbrouck Living Trust

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2007, before me personally appeared Christopher J. Hasbrouck, Trustee of the Christopher J. Hasbrouck, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th day of April, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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