Davidson County DEEDWARR
Recvd: 06/06/07 10:48 2 pgs
Fees:13.00 Taxes:96.20

20070606-0067651

WARRANTY DEED

G-RE-07-A10

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this June 4, 2007

Notary Public

MY COMMISSION EXPIRES: 03/12/11
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON 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
~~Lesley Anne Komlos~~	Lesley Anne Komlos	
~~441 Harding Avenue, Unit A10~~ same	(NAME) 1 Planet Street	147-3-A-10.00 CO
(ADDRESS) ~~Nashville, TN~~	(ADDRESS) Dudley Park, W. Australia Au.6210	
(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 JAMES U. RUST IV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLEY ANNE KOMLOS, 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 A-10 OF HARDING PLACE CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED AS ESTABLISHED BY A MASTER DEED OF RECORDS IN BOOK 6104, PAGE 725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAT OF HARDING PLACE CONDOMINIUM OF RECORD IN BOOK 5200, PAGE 571, SAID REGISTER'S OFFICE FOR MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SAMUEL LOVINS, UNMARRIED TO JAMES U. RUST, IV, UNMARRIED AS RECORDED ON THE 29TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050329-0033363 AND WARRANTY DEED FROM MAXIE O. PATTON, III AND JAMES R. CANNON TO SAMUEL LOVINS AS RECORDED ON THE 14TH DAY OF JULY, 1995 IN BOOK 9730, PAGE 556, 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 6104, page 725; Book 6081, page 872, Register's Office.

unimproved ( )
This is improved (X) property, known as 441 Harding Avenue, Unit A10, 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 4th day of June, 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 4th day of June, 2007

Notary Public

My Commission Expires: 3-8-10

(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