Davidson County DEEDWARR
Recvd: 07/03/07 10:48 2 pgs
Fees:13.00 Taxes:740.00

20070703-0079320

WARRANTY DEED

G-KW-07-213

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 09/12/11
(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
Maria Maples	SunTrust Mortgage, Inc.	
5616 Martin Mill Pike	(NAME) 201 4th Avenue North, 6th Floor	
(ADDRESS) Knoxville, TN 37920	(ADDRESS) Nashville, TN 37219	92-16-C-213.00 CO
(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 CHARLIE N. CREQUE,A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA MAPLES,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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 213, 807 EIGHTEENTH AVENUE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20041214-0148798, AS AMENDED IN 20041216-0149823, 20050504-0050222, RE-RECORDED IN 20060109-0003220, 20051123-0142078, AND 20070509-0055940 AND FURTHER DESCRIBED ON PLAN OF RECORD ATTACHED TO SAID MASTER DEED AS "EXHIBIT E" IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. PARKING SPACE #46 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT IN THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051123-0142078, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHARLIE N. CREQUE, A SINGLE MAN BY WARRANTY DEED FROM 807 EIGHTEENTH PARTNERS, LLC RECORDED JANUARY 19, 2006 IN IN
STRUMENT NO. 20060119-0007112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Inst. No. 20041130-0142097; 20041214-0148798; 20041216-0149823; 20050504-0050222; 20060109-0003220; 20051123-0142078; 20070509-0055940; 20050420-0044082, Register's Office.

unimproved ( )
This is improved (X) property, known as 807 18th Avenue South Unit 213, Nashville, Tennessee 37203
(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 21st day of June, 2007.

Charlie N. Creque by Scott Troxel, Attorney in Fact ATTY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of June, 2007, before me personally appeared Scott Troxel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charlie N. Creque,a single man and who acknowledged he/she/they executed the same as the free act and deed of the said Charlie N. Creque,a single man.

Witness my hand and official seal, this the 21st day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MCGUIRE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires MAR

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