Return to: File Box 9B
First Title & Escrow Co., Inc.
#26925

WARRANTY DEED

\B-STM-07-2115

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 11 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
Dwayne W. Dove	SunTrust Mortgage, Inc.	
2115 Acklen Avenue #9	(NAME) 201 Fourth Ave. N/7th Floor	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	104-11-M-9.00CO
(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 ROBERT A. LEFTWICH JR. AND WIFE, LINDA M. LEFTWICH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DWAYNE W. DOVE AND WIFE, CHRISTINE K. DOVE, 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 9, CHARDONNAY CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6789, PAGE 462, 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 THE SAME PROPERTY CONVEYED TO ROBERT A. LEFTWICH, JR. AND WIFE, LINDA M. LEFTWICH BY WARRANTY DEED FROM LISA J. PETERS AND HUSBAND, ALLAN S. PHILP, RECORDED ON THE 24TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020624-0075365, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6789, PAGE 498; BOOK 6763, PAGE 27; BOOK 6789, PAGE 462, 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 2115 Acklen Avenue #9, Nashville, Tennessee 37212
(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: 08/31/07 13:30 2 pgs
Fees:13.00 Taxes:917.60
20070831-0105081

Witness my/our hand(s) this 29th day of August, 2007.

Robert A. Leftwich Jr.

Linda M. Leftwich by Robert Leftwich, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. ~~LEFTWICH~~ *JR., 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.

*LEFTWICH

Witness my hand and official seal, this the 31st day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of August, 2007, before me personally appeared ROBERT LEFTWICH 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 LINDA M. ~~LEFTWICH~~ ** and who acknowledged he/she/they executed the same as the free act and deed of the said LINDA M. LEFTWICH.

**LEFTWICH

Witness my hand and official seal, this the 29th day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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