Davidson County DEEDWARR
Recvd: 09/21/07 13:14 2 pgs
Fees:13.00 Taxes:772.93

20070921-0113030

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,900.00

Billye Harrison
Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2008
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/22/2008

G-SZC-07-1028

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
Ashley Davis	New Owner	
1028 9th Avenue North	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		82-13-A-23.00 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 KEVIN SHAW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY DAVIS, 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 NO. C-5, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS NO. 5 AND 93 OF BALCH AND WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT 20020718-0086526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20011121-0128062, AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KEVIN SHAW BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 10TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030110-0004564, 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 LISTED IN INSTRUMENT NO. 20020718-0086526, 20020425-0051069, 20011130-0131873, 20030110-0004567 AND BOOK 6120, PAGE 475.

unimproved ( )
This is improved (X) property, known as 1028 9th Avenue North, Nashville, Tennessee 37208
(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 20th day of September, 2007.

Kevin Shaw

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of September, 2007, before me personally appeared John Gleaves 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 Kevin Shaw and who acknowledged he/she/they executed the same as the free act and deed of the said Kevin Shaw.

Witness my hand and official seal, this the 20th day of September, 2007.

Notary Public

My Commission Expires: 5/22/10



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