Davidson County DEEDWARR
Recvd: 03/06/08 14:58 2 pgs
Fees:13.00 Taxes:421.43

20080306-0022810

WARRANTY DEED

B-CJ-08-0214

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/22/10

LAURA M. SORRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 22, 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
Chelsea L. Young	Realty Mortgage Corporation	
214 Old Hickory Blvd., #179	(NAME) 7000 Executive Center Drive #200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	142-4-A-179.00CO
(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 MICHELLE FROST AND DANNY WAYNE STEPHENS JR., BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHELSEA L. YOUNG, 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 179, BELLE FOREST CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 167 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5438, PAGE 699, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE FROST AND DANNY WAYNE STEPHENS, JR., BOTH UNMARRIED BY WARRANTY DEED FROM SHEILA P. ALLISON, UNMARRIED, RECORDED ON THE 3RD DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060203-0014041, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD THE PLAT OF BELLE FOREST CONDOMINIUM APARTMENTS, AS RECORDED IN PLAT BOOK 5200, PAGE(S) 167; MASTER DEED ESTABLISHING BELLE FOREST CONDOMINIUM APARTMENTS CONDOMINIUM OF RECORD IN BOOK 5438, PAGE 699 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 9908, PAGE 982; BY-LAWS OF BELLE FOREST HOMEOWNERS' ASSOCIATION RECORDED IN BOOK 5438, PAGE 742, AMENDED IN BOOK 6082, PAGE 866 AND INSTRUMENT NO. 20020321-0034877; CHARTER OF BELLE FOREST HOMEOWNERS ASSOCIATION RECORDED IN BOOK 5460, PAGE 987 AND BOOK 6551, PAGE 78; EASEMENT FOR SANITARY SEWER, RECORDED IN INSTRUMENT NO. 20000915-0091869; EASEMENT AGREEMENT RECORDED IN BOOK 5074, PAGE 945, 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 214 Old Hickory Blvd., #179, Nashville, Tennessee 37221
(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 28th day of February, 2008.

Michelle Frost n/k/a Michelle Stephens

Danny Wayne Stephens Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Frost n/k/a Michelle Stephens and Danny Wayne Stephens 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.

Witness my hand and official seal, this the 28th day of February, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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