Davidson County DEEDWARR
Recvd: 04/15/08 10:29 2 pg:
Fees:13.00 Taxes:621.23

20080415-0037992

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-CM-08-723

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
Michael Sluder	Suntrust Mortgage, Inc.	
723 A McFerrin Avenue, West Eastland	(NAME) 401 Commerce St., Ste. 6100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	82-8-A-9.00 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 URBAN BLUEPRINT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SLUDER, A MARRIED PERSON AND JORDAN SLUDER, AN UNMARRIED MAN, 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, THE WEST EASTLAND TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20060718-0086336, AMENDED IN INSTRUMENT NOS. 20061026-0132919, 20070227-0024222 AND 20070718-0085401, 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 PART OF THE SAME PROPERTY CONVEYED TO URBAN BLUEPRINT, LLC BY WARRANTY DEED FROM KAY CRAWLEY AND HUSBAND, JAMES CRAWLEY, RECORDED ON THE 16TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050916-0111407, 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.

unimproved ( )

This is improved (X) property, known as 723 A McFerrin Avenue, West Eastland, Nashville, Tennessee 37206

(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 11th day of April, 2008.

Urban Blueprint, LLC

By: _____
Debbie Frank, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of April, 2008, before me personally appeared Debbie Frank, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Urban Blueprint, LLC, the within named bargainor, a corporation, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April, 2008.

_____
Notary Public

ADAM LAFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/22/08

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