Davidson County DEEDWARR
Recvd: 04/15/08 14:30 2 pgs
Fees:13.00 Taxes:253.45

20080415-0038182

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM DAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-KW-08-1023

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
Christopher D. Combs	WESTSTAR MORTGAGE, INC	
1023 Alice Street (ADDRESS)	3350 COMMISSION COURT (NAME) (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	WOODBRIDGE, VA 22192 (CITY) (STATE) (ZIP)	70-7-38.00

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 JOEL R. SULLIVAN AND BRETT ALDEN BAIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER D. COMBS, 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 THE SOUTHERLY 200 FEET OF THE WESTERLY 50 FEET OF LOT NUMBER 20 ON THE MAP OF J.B. SPURLOCK'S LAND, NOT OF RECORD. BEGINNING IN THE CENTER OF ALICE AVENUE AT A POINT 650 FEET WEST OF THE WESTERLY MARGIN OF BUENA VISTA PIKE; THENCE NORTHWARDLY PARALLEL TO THE WESTERLY LINE OF LOT NUMBER 21, 200 FEET; THENCE WESTERLY 50 FEET TO THE WESTERLY LINE OF LOT NUMBER 20 THENCE SOUTHWARDLY ALONG THE WESTERLY LINE OF LOT NUMBER 20, 200 FEET TO THE CENTER OF ALICE AVENUE, THENCE WITH THE CENTER OF ALICE AVENUE EASTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOEL R. SULLIVAN AND BRETT ALDEN BAIER, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM OUR HOME PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP WHOSE PARTNERS ARE JOEL R. SULLIVAN AND BRETT ALDEN BAIER RECORDED DECEMBER 12, 2002 IN INSTRUMENT NO. 20021212-0153600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

NOTE: THE GRANTORS REFERENCED HEREIN ACQUIRED AND HAVE HELD THE SUBJECT PROPERTY AS INVESTMENT PROPERTY ONLY, THIS HAS NOT BEEN OCCUPIED BY SAID GRANTORS.

unimproved ( )

This is improved (X) property, known as 1023 Alice Street, Nashville, Tennessee 37218
(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 7th day of April, 2008.

Joel R. Sullivan

Brett Alden Baier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel R. Sullivan and Brett Alden Baier, 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 7th day of April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADMINISTRATOR
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