WARRANTY DEED

G-GD-08-03

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

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
Regine Schwarzmeier	Community First Bank & Trust	
1112 Clifton Lane #3 (ADDRESS)	501 S. James Campbell Blvd. (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (CITY) (STATE) (ZIP)	Part of 118-9-19.00

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 STEVE CHAISSON AND JAMES U. RUST, IV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REGINE SCHWARZMEIER, AN UNMARRIED WOMAN, 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 3, GLENDALE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20080104-0001233, 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 STEVE CHAISSON AND JAMES U. RUST, IV BY WARRANTY DEED FROM CLIFTON, LLC, RECORDED ON THE 26TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071226-0146952, 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.

NOTE: THE GRANTORS HEREIN ACQUIRED THE SUBJECT PROPERTY FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 1112 Clifton Lane #3, Nashville, Tennessee 37204
(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: 04/23/08 13:23 2 pgs
Fees:13.00 Taxes:686.35

20080423-0041522

Witness my/our hand(s) this 18th day of April, 2008.

Steve Chaisson

James U. Rust, IV

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Chaisson and James U. Rust, IV, the within named bargainors, 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 18th day of April, 2008.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)



My Commission Expires JAN. 9, 2012

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