Davidson County DEEDWARR
Recvd: 06/25/08 13:53 2 pgs
Fees:13.00 Taxes:536.50

20080625-0065472

WARRANTY DEED

G-RB-08-3310

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ADMINISTRATOR
DAVIDSON COUNTY

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
Peter Kulchycky Kostiuk	Regions Bank d/b/a Regions Mortgage	
3310 Long Blvd., Apt B7	(NAME) 2050 Parkway Office Circle, RCN-6	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Birmingham, AL 35244	104-6-F-11.00 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 JOHN W. LEMLY AND SPOUSE, CATHARINE MELHORN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER KULCHYCKY KOSTIUK, 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 B-7, LONGVIEW CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 101, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6290, PAGE 125, 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 THE SAME PROPERTY CONVEYED TO JOHN W. LEMLY AND SPOUSE, CATHARINE MELHORN BY WARRANTY DEED FROM BENJAMIN A. THOMPSON, MARRIED, RECORDED ON THE 6TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050406-0037851, 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 AS SHOWN ON THE PLAT OF LONGVIEW, AS RECORDED IN PLAT BOOK 6200, PAGE(S) 101; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED IN BOOK 6303, PAGE 129; MASTER DEED ESTABLISHING LONGVIEW CONDOMINIUMS OF RECORD IN BOOK 6290, PAGE 125 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6359, PAGE 510, BOOK 6365, PAGE 587 AND BOOK 10215, PAGE 26, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF JOHN W. LEMLY AND CATHARINE MELHORN BY JON SHERIDON, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 17TH DAY OF JUNE 2008 OF RECORD IN INSTRUMENT NO. 20080625-0065471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )

This is improved (X) property, known as 3310 Long Blvd. Apt B7, Nashville, Tennessee 37203
(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 June, 2008.

John W. Lemly by Jon Sheridon as atty-in-fact
John W. Lemly by Jon Sheridon as Attorney-in-Fact

Catharine Melhorn by Jon Sheridon as atty-in-fact
Catharine Melhorn by Jon Sheridon as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of June, 2008, before me personally appeared JON SHERIDON 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 John W. Lemly and Catharine Melhorn and who acknowledged he/she/they executed the same as the free act and deed of the said John W. Lemly and Catharine Melhorn.

Witness my hand and official seal, this the 20th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2017 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903