WARRANTY DEED

G-RE-08-810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2008.

Notary Public

02.14.2012
MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Cindy Kurzrock	Nashville Bank + Trust (NAME)	
810 Bellevue Road	4535 Harding Pike, Ste 30 (ADDRESS)	
Nashville, TN 37021 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	142-6-A-184.00 CO

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, I/we MOLLY GRISHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CINDY KURZROCK, 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 BUILDING 23, UNIT 184, GARAGE NO. 184G, PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGES 128-130, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4834, PAGE 257, 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 MOLLY GRISHAM, UNMARRIED BY WARRANTY DEED FROM BAKER FAMILY TRUST AND TIMOTHY L. BRUXVOORT, TRUSTEE, RECORDED ON THE 3RD DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040303-0024110, 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 IN BOOK 4834, PAGE 257, AND AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 4984, PAGE 174, BOOK 5045, PAGE 800, BOOK 5086, PAGE 80, BOOK 5259, PAGE 5, BOOK 6237, PAGE 644, BOOK 6535, PAGE 723, BOOK 6535, PAGE 724, BOOK 6874, PAGE 354 AND BOOK 7610, PAGE 973, INCLUDING INSTRUMENT NO. 20040426-0047292. EASEMENT FOR UTILITIES, RECORDED IN INSTRUMENT NO. 20040603-0065549 AND AGREEMENT IN BOOK 5519, PAGE 80.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road, Nashville, Tennessee ~~37021~~ 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.

Davidson County DEEDWARR
Recvd: 07/14/08 11:24 2 pgs
Fees:13.00 Taxes:405.15

20080714-0071939

Witness my/our hand(s) this 10th day of July, 2008.

Molly Grisham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Molly Grisham, 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 10th day of July, 2008.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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