Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

G-GD-08-20

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 11th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES:
AFFIX SEAL

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires April 17, 2010

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
Kathleen Goff	NEW OWNER	
1112 Clifton Lane #20	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		118090D02000 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, I/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 KATHLEEN GOFF, 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 20, 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 IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO (1) ALL CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND ANY AND ALL EXISTING EASEMENTS OF RECORD (2) BUILDING RESTRICTIONS (3) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD (4) ALL APPLICABLE ZONING ORDINANCES, AND (5) OTHER MATTERS OF PUBLIC RECORD.

unimproved ( )
This is improved (X) property, known as 1112 Clifton Lane #20, 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: 07/16/08 13:42 2 pgs
Fees:13.00 Taxes:686.35

20080716-0072953

Witness my/our hand(s) this 11th day of July, 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 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 11th 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