39B

Davidson County DEEDWARR
Recvd: 08/20/08 14:11 2 pg
Fees:13.00 Taxes:665.63

20080820-0085671

WARRANTY DEED

G-GC-08-013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

X _____
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2008.

_____
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

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
Andrew King	W. R. Starkey Mortgage, LLP	
1112 Clifton Lane #13	5055 W. Park Blvd., Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Plano, TX 75093	118-9-D-13.00 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, 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 ANDREW KING AND LAUREN KING, HUSBAND AND WIFE, 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 13, 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 INCLUDING THOSE LISTED IN INSTRUMENT NO. 20080107-0001515; INSTRUMENT NO. 20080104-0001233 AND INSTRUMENT NO. 20071226-0146955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1112 Clifton Lane #13, 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.

Witness my/our hand(s) this 15th day of August, 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 15th day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON CO., TN

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