Davidson County DEEDWARR
Recvd: 10/06/08 15:17 2 pgs
Fees:13.00 Taxes:845.45

20081006-0101488

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $228,500.00

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 3 day of October, 2008.

Notary Public
My commission expires: 7-24-10

02-0809-46247

Address of New Owner:	Send Tax Bills to:	Tax Information
James T. Kupstaitis	New Owner	104-02-3-C-101.00
3204 Long Blvd., #101 Nashville TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alice K. Garland and husband, John H. Bull, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James T. Kupstaitis, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 101 of D5 Lofts established by Master Deed of record in Instrument No. 20060816-0101153, as amended in Instrument No. 20060925-0118694, amended in Instrument No. 20061005-0123893, amended and shown as Exhibit "B" in Instrument No. 20061220-0156940, and amended in Instrument No. 20070626-0076341, all of record in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Touchstone Builders, Inc. by deed from Joseph H. Huber and wife, Geveva Huber, dated April 29, 2005, recorded May 4, 2005, of record in Instrument No. 20050504-0049961, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alice K. Garland and husband, John H. Bull, Jr. by deed from Touchstone Builders, Inc., dated July 30, 2007, recorded August 3, 2007, of record in Instrument No. 20070803-0092338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3204 Long Blvd., #101, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of October, 2008.

Alice K. Garland, by John Bull, her Attorney in fact

John H. Bull, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John H. Bull, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of October, 2008.

State of Tennessee at Large

STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires
1/23/10

STATE OF Tennessee

COUNTY OF Williamson

On this 30th day of October, 2008, before me personally appeared John H. Bull, Jr. John Bull, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alice K. Garland and who acknowledged that he executed the same as the free act and deed of said Alice K. Garland.

WITNESS my hand, at office, this 30th day of October, 2008.

Notary Public
My commission expires: 1/23/10

S. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212