Davidson County DEEDWARR
Recvd: 10/24/08 12:43 2 pgs
Fees:13.00 Taxes:2630.70
20081024-0106580

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

G-VR-08-108

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $711,000.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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
Stephanie A. McAbee	Stephanie A. McAbee	
108 Lasalle Court	(NAME) 108 Lasalle Court	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	130-2-16.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOM VAN PATTEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE A. MCABEE AND CHRISTOPHER J. KEEFER, WIFE AND HUSBAND, 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 LOTS 36 AND 37, THE COURTS OF BELLE MEADE, BLOCK 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 141, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TOM VAN PATTEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM WESLEY L. COKER, UNMARRIED, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070919-0112234, 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.

unimproved ( )
This is improved (X) property, known as 108 Lasalle Court, Nashville, Tennessee 37205
(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 October, 2008.

Tom Van Patten Construction, LLC

By: Thomas L. Van Patten

Thomas L. Van Patten

It's: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of October, 2008, before me personally appeared Thomas L. Van Patten, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Tom Van Patten Construction, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 5/22/10



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