Davidson County DEEDWARR
Recvd: 12/31/08 08:25 2 pgs
Fees:13.00 Taxes:514.30

20081231-0123742

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Hillary Torrance
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2008.

Amy Crowe
Notary Public

My commission expires: 7-31-10
(AFFIX SEAL)

AMY CROWE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy A. Ellis	President Funding Associates	**Map 128 14 0**
8031Sawyer Brown	PO Box 999	**Parcel 164.00**
Nashville, Tennessee 37221	Burlingame, CA 94011	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Clifford A. Kubin and wife, Erin E. Kubin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy A. Ellis, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 60 on the plan of Stacy Square, Section 2 of record in Book 4175 page 30 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Clifford A. Kubin and wife, Erin E. Kubin, by instrument executed September 18, 2008, which is of record as Inst No. 20080923-0096793, Register's Office for Davidson County, Tennessee. Erin E. Kubin and Erin E. Fraser is one and the same person, being the spouse of Clifford A. Kubin.

THIS conveyance is subject to matters on the plan of record in Book 4175 page 30 Register's Office for Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record in Book 4265 page 777, and Book 4379 page 833, said Register's Office.

This is improved property, known as **8031Sawyer Brown, Nashville, Tennessee 37221**

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 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 22nd day of December, 2008.

Clifford A. Kubin

Erin E. Kubin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Clifford A. Kubin and wife, Erin E. Kubin,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **22nd** day of **December, 2008.**

Notary Public

My Commission Expires: 3-30-2010

