Davidson County DEEDWARR
Recvd: 03/11/09 09:50 2 pgs
Fees:13.00 Taxes:703.00

20090311-0021848

WARRANTY DEED

G-ST-09-0940

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Adam J. Scalise	SunTrust Mortgage, Inc.	
940 Gale Lane #102 (ADDRESS)	401 Commerce St., Ste. 6100 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	118-5-A-33.00 CO

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, we BRITTON S. SHOTTS AND WIFE, KIM C. SHOTTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM J. SCALISE AND WIFE, JACYLN L. SCALISE, 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 DAVISON COUNTY, TENNESSEE, BEING BUILDING 14, APARTMENT A, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, REVISED AT INSTRUMENT NO. 20031107-0163683, 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 BRITTON S. SHOTTS AND WIFE, KIM C. SHOTTS BY WARRANTY DEED FROM 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 13TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050513-0054212, 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 AND OR NOT STATED HEREIN; INCLUDING THOSE AS RECORDED IN PLAT BOOK 4460, PAGE 186 AND AMENDED AT INSTRUMENT NO. 20031107-0163683. RESTRICTIVE COVENANTS AS RECORDED IN BOOK 4611, PAGE 682 AND BOOK 4710, PAGE 244. CHARTER FOR ASSOCIATION IN BOOK 4711, PAGE 48, BOOK 4611, PAGE 674 AND INSTRUMENT NO. 20031107-0163682. CONVEYANCE TO ASSOCIATION IN BOOK 4710, PAGE 602.

unimproved ( )

This is improved (X) property, known as 940 Gale Lane #102, 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 6th day of March, 2009.

Britton S Shotts by Virginia Degerberg attorney in fact

Britton S. Shotts

Kim C Shotts by Virginia Degerberg attorney in fact

Kim C. Shotts

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of March, 2009, before me personally appeared Virginia Degerberg to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Britton S. Shotts and wife, Kim C. Shotts and who acknowledged he/she/they executed the same as the free act and deed of the said Britton S. Shotts and wife, Kim C. Shotts.

Witness my hand and official seal, this the 6th day of March, 2009.

Notary Public

My Commission Expires: 1/9/2012

CARA MONFORTE
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