BILL GARRETT, Davidson County
Trans:T20090033816 DEEDWARR
Recvd: 05/21/09 15:37 2 pgs
Fees:13.00 Taxes:647.13
20090521-0047089

WARRANTY DEED

G-VRE-09-5328

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me this 18th DAY OF May 2009.

Notary Public

MY COMMISSION EXPIRES: 9.19.2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Kristen King	Bank of America	
5328 Village Way (ADDRESS)	(NAME) P.O. Box 10423 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (CITY) (STATE) (ZIP)	161-10-A-43.00 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 JAMES A. RUEGER AND TARA N. RUEGER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTEN KING AND AARON KING, 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 LOT 62, VILLAGES OF BRENTWOOD, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 613, 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 JAMES A. RUEGER AND WIFE, TARA N. RUEGER BY WARRANTY DEED FROM SUSAN H. LOUDENSLAGER, UNMARRIED, RECORDED ON THE 7TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020607-0069801, 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 IN PLAT BOOK 5200, PAGE 613; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6143, PAGE 11; HOA CHARTER OF RECORD IN BOOK 6158, PAGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5328 Village Way, Nashville, Tennessee 37211
(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 18th day of May, 2009.

James A. Rueger

Tara N. Rueger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Rueger and Tara N. Rueger, 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 18th day of May, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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