WARRANTY DEED R-SB-09-E7	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00 Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2009. Notary Public MY COMMISSION EXPIRES: 05-10-12 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 10, 2012

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
Deborah L. Schubert	Deborah L. Schubert	
1402 Oak Leaf Drive	(NAME) 1402 Oak Leaf Drive	
(ADDRESS) Columbia, TN 38401	(ADDRESS) Columbia, TN 38401	133-16-A 41.00 CO
(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 STUDLAND BAY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH L. SCHUBERT, 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 UNIT E-7, BARCELONA CONDOMINIUMS (NOW HARDING GLEN CONDOMINIUMS), AS ESTABLISHED UNDER EXHIBIT A-2 OF MASTER DEED OF RECORD IN BOOK 6400, PAGE 801, AMENDED IN BOOK 9397, PAGE 814, BOOK 11509, PAGE 965 AND INSTRUMENT NO. 20070926-0114999, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO STUDLAND BAY, LLC BY WARRANTY DEED FROM JAMES U. RUST, IV, RECORDED ON THE 5TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070405-0041116, 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 LISTED IN PLAT BOOK 5200, PAGE 410; EXHIBIT A-2 FILED IN BOOK 6400, PAGE 801; BYLAWS IN BOOK 6400, PAGE 801, BOOK 9723, PAGE 68, BOOK 11509, PAGE 966; CHARTER IN BOOK 6400, PAGE 581; MASTER DEED OF RECORD IN BOOK 6400, PAGE 801, BOOK 9397, PAGE 814, BOOK 11509, PAGE 965 AND INSTRUMENT NO. 20070926-0114999; EASEMENT IN BOOK 5868, PAGE 422, INSTRUMENT NO. 20030624-0086638; AMENDED AND RESTATED RULES AND REGULATIONS IN INSTRUMENT NO. 20010329-0030288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 270 Tampa Drive #E-7, 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.

BILL GARRETT, Davidson County
Trans:T20090034536 DEEDWARR
Recvd: 05/26/09 14:28 2 pgs
Fees:13.00 Taxes:83.25
20090526-0048285

Witness my/our hand(s) this 30th day of April, 2009.

Studland Bay, LLC

BY: Laura Mitchell, authorized agent
Laura Mitchell, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of April, 2009, before me personally appeared Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Studland Bay, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2009.

Notary Public

My Commission Expires: 05-10-12



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