Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090040289 DEEDWARR
Recvd: 06/17/09 10:24 2 pgs
Fees:13.00 Taxes:1890.70
20090617-0056260

G-ZC-09-3745

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/13

(AFFIX SEAL)

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
John L. Fuller	New Owner	
3745 Whitland Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		104-9-210.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we ROSS T. HUDSON AND WIFE, LESLIE VANDERBOGH HUDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN L. FULLER AND WHITNEY S. FULLER, HUSBAND AND WIFE, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS: BEING THE WESTERLY 25 FEET OF LOT NO. 3 AND THE EASTERLY 50 FEET OF LOT NO. 4 OF BLOCK "G" ON THE MAP OF THE WHITLAND REALTY COMPANY'S SUBDIVISION, OF RECORD IN BOOK 332, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY. SAID WESTERLY PART OF LOT NO. 3 AND THE EASTERLY PART OF LOT NO. 4 FRONT TOGETHER 75 FEET ON THE SOUTHERLY SIDE OF BOWLING AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE. TOGETHER WITH AN EASEMENT FOR A DRIVEWAY THROUGH, OVER AND ACROSS A STRIP OF LAND TEN FEET WIDE LYING ADJOINING SAID PREMISES ON THE WEST LINE THEREOF, AS SET OUT IN THE DEED FROM ANNIE L. VANTREASE AND HUSBAND, TO S. A. SHORE OF RECORD IN BOOK 857, PAGE 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROSS T. HUDSON TO ROSS T. HUDSON AND WIFE, LESLIE VANDERBOGH HUDSON, AS RECORDED ON THE 10TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010110-0003133; QUITCLAIM DEED FROM HAROLD H. STREAM, III AND JAMIE ROSS STREAM TO ROSS T. HUDSON, AND WIFE, LESLIE VANDERBOGH HUDSON, AS RECORDED ON THE 4TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010104-0001380; WARRANTY DEED FROM DANIEL F. BURTON AND WIFE, PATRICIA M. BURTON TO ROSS T. HUDSON, AN UNMARRIED MALE, AND HAROLD H. STREAM, III, AS RECORDED ON THE 4TH DAY OF JANUARY, 1990 IN BOOK 8019, PAGE 578, 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 OF RECORD IN BOOK 332, PAGE 141; AND BOOK 857, PAGE 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE TRUSTEE HAS APPROVED THE RELIEF OF STAY AND THE SALE OF THIS PROPERTY FOR CASE NUMBER 09-4917 UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE NASHVILLE DIVISION.

unimproved ( )

This is improved (X) property, known as 3745 Whitland Avenue, 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 12th day of June, 2009.

Ross T. Hudson

Leslie Vanderbogh Hudson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ross T. Hudson and Leslie Vanderbogh Hudson, 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 12th day of June, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

PAM 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